

MARKET FEASIBILITY ANALYSIS

OF

RIDGEFIELD PLACE
HUBERT DOLLAR DRIVE
BAINBRIDGE, GEORGIA 39817

FOR

MS. CHRISTIE CADE
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
60 EXECUTIVE PARK SOUTH, NORTHEAST
ATLANTA, GEORGIA 30329

EFFECTIVE DATE

JUNE 28, 2007

JOB REFERENCE NUMBER

3906AM

GEORGIA REFERENCE NUMBER

2007-019

869 W. Goodale Blvd.,

Columbus, OH 43212

(614) 225-9500

Fax: (614) 225-9505

12731 Research Blvd.,

Building A, Suite 110,

Austin, TX 78759

(512) 351-4781

Fax: (512) 258-8244

TABLE OF CONTENTS

Introduction

- A. Executive Summary
 - B. Project Description
 - C. Site Description and Evaluation
 - D. Primary Market Area Delineation
 - E. Community Demographic Data & Market Area Economy
 - F. Project-Specific Demand Analysis
 - G. Rental Housing Analysis (Supply)
 - H. Interviews
 - I. Recommendations
 - J. Signed Statement
 - K. Qualifications
- Addendum A – Field Survey of Conventional Rentals
Addendum B – Comparable Property Profiles
Addendum C – Area Demographics
Addendum D – Market Analyst Certification Checklist

INTRODUCTION

A. PURPOSE

The purpose of this report is to evaluate the market feasibility of a proposed Low-Income Housing Tax Credit (LIHTC) project to be developed in Bainbridge, Georgia by MACO Properties, LLC. This market feasibility analysis complies with the requirements established by the Georgia Department of Community Affairs/Georgia Housing and Finance Authority (GDCA/GHFA).

B. METHODOLOGIES

Methodologies used by VWB Research include the following:

- The Primary Market Area (PMA) generated for the proposed site is identified. The Site PMA is generally described as the smallest geographic area expected to generate most of the support for the proposed project. Site PMAs are not defined by a radius. The use of a radius is an ineffective approach because it does not consider mobility patterns, changes in socioeconomic or demographic character of neighborhoods, or physical landmarks that might impede development.

Site PMAs are established using a variety of factors including, but not limited to:

- A detailed demographic and socioeconomic evaluation.
 - Interviews with area planners, realtors, and other individuals who are familiar with area growth patterns.
 - A drive-time analysis to the site.
 - Personal observations by the field analyst.
- A field survey of modern apartment developments is conducted. The intent of the field survey is twofold. First, the field survey is used to measure the overall strength of the apartment market. This is accomplished by evaluation of unit mix, vacancies, rent levels, and overall quality of product. The second purpose of the field survey is to establish those projects that are most likely directly comparable to the proposed property.

- Two types of directly comparable properties are identified through the field survey. They include other Section 42 Low-Income Housing Tax Credit developments and market-rate developments that offer unit and project amenities similar to the proposed development. An in-depth evaluation of those two property types provides an indication of the potential of the proposed development.
- Economic and demographic characteristics of the area are evaluated. An economic evaluation includes an assessment of area employment composition, income growth (particularly among the target market), building statistics, and area growth perceptions. The demographic evaluation uses the most recently issued Census information, as well as projections that determine the characteristics of the market when the proposed project opens, and when it achieves a stabilized occupancy.
- Area building statistics and interviews with area officials familiar with area development provides identification of those properties that might be planned or proposed for the area that will have an impact on the marketability of the proposed development. Planned and proposed projects are always in different stages of development. As a result, it is important to establish the likelihood of construction, timing of the project, and its impact on the market and the proposed development.
- An analysis of the proposed project's market support from the number of income-appropriate households within the Site PMA based on GDCA's demand estimate guidelines. This capture rate analysis considers all income-qualified renter households. For senior projects, the market analyst is permitted to use conversion of homeowners to renters as an additional support component. Demand is conducted by bedroom type and targeted AMHI for the subject project. The resulting capture rates are compared with acceptable market capture rates for similar types of projects to determine whether the proposed development's capture rate is achievable.
- A determination of comparable market rent for the proposed subject development is conducted. Using a Rent Comparability Grid, the features of the proposed development are compared item by item with the most comparable properties in the market. Adjustments are made for each feature that differs from that of the proposed subject development. These adjustments are then included with the collected rent resulting in a comparable market rent for a unit comparable to the proposed unit. This analysis is done for each bedroom type proposed for the site.

C. REPORT LIMITATIONS

The intent of this report is to collect and analyze significant levels of data to forecast the market success of the subject property within an agreed to time period. VWB Research relies on a variety of sources of data to generate this report. These data sources are not always verifiable; however, VWB Research makes a significant effort to assure accuracy. While this is not always possible, we believe our effort provides an acceptable standard margin of error. VWB Research is not responsible for errors or omissions in the data provided by other sources.

Any reproduction or duplication of this report without the expressed approval by the Georgia Department of Community Affairs or VWB Research is strictly prohibited.

D. SOURCES

VWB Research uses various sources to gather and confirm data used in each analysis. These sources, which are cited throughout this report, include the following:

- The 1990 and 2000 Census on Housing
- Claritas
- Applied Geographic Solutions
- Area Chamber of Commerce
- Georgia Department of Community Affairs
- U.S. Department of Labor
- U.S. Department of Commerce
- Management for each property included in the survey
- Local planning and building officials
- Local Housing Authority representatives
- Real Estate Center at Texas A&M University
- Ribbon Demographic - HISTA

SECTION A – EXECUTIVE SUMMARY

Based on the findings reported in our market study, it is our opinion that the proposed 35-unit Ridgefield Place single-family rental subdivision will be very marketable and appealing in the Bainbridge rental market. However, under GCDA demand methodology, it is important to note that the demographic support for 28 three- and four-bedroom Tax Credit units is potentially limited. Changes in the project's site, rent, amenities, or opening date may alter these findings. Following is a summary of our findings:

- The proposed project involves the new construction of Ridgefield Place, a proposed 35-unit, single-family rental community located in Bainbridge, Decatur County, Georgia. This project will consist of three- and four-bedroom single-family homes, consisting of 28 Tax Credit units targeting households with incomes up to 50% and 60% of Area Median Household Income (AMHI) and seven units targeting market-rate renters with no maximum income-restrictions. The proposed Ridgefield Place will be located along the northern portion of Hubert Dollar Drive between Old Quincy Road and Cox Road in the southwestern portion of Bainbridge. The proposed Tax Credit collected rents range from \$375 for a three-bedroom unit to \$425 for a four-bedroom unit, while the proposed market-rate rents range from \$545 for a three-bedroom unit to \$585 for a four-bedroom unit.
- Based on our analysis contained in this report and the strong demand for rental units in the area, it is our conservative opinion that the seven proposed market-rate units at the site will reach a stabilized occupancy of at least 93% within approximately three to four months of opening, averaging an absorption rate of approximately two units per month. It is also our opinion that based on the aforementioned capture rate calculations found in this analysis and the lack of demographic support from large family (4+ person) households within the Site PMA, the 28 LIHTC units will reach a stabilized occupancy of 93% within approximately 10 to 12 months of opening, with an average absorption rate of only two to three units per month.
- Based on our analysis contained in this report, it is our opinion that the eight market-rate units will reach a stabilized occupancy of 93% within three to five months of opening, averaging an absorption rate between two and three units per month. It is our opinion that the 24 LIHTC units will reach a stabilized occupancy of 93% within approximately two months of opening, with an average absorption rate of 13 to 15 units per month.

- The subject will offer a unique single-family rental subdivision site plan, which will offer very high-quality, affordable rental-housing alternative for low-income families in the Bainbridge area. Based on interviews with the Bainbridge and Decatur County Development Authority, the City of Bainbridge Planning and Zoning Administrator, and other planning representatives, the Bainbridge Chamber of Commerce, as well as numerous other property managers, it was determined that there is currently a shortage of available affordable rental housing in the Bainbridge area. This is evidenced in the extremely low vacancy rate in the rental market. There is a strong demand for the proposed rental units at the subject site.
- The proposed subject LIHTC rents, \$553 to \$583 for a three-bedroom unit and \$636 to \$651 for a four-bedroom unit, will be very competitively priced in the market. However, the three mixed Tax Credit and government-subsidized properties (Brierwood Apartments II, Riverdell Apartments, and Salem Place) effectively operate under the RD 515 program, with tenants receiving rental assistance and paying 30% of their income towards rent.
- Although the proposed three-bedroom rent levels at the subject site are slightly higher than the proposed three-bedroom rents at Pine Ridge Estates, across Hubert Dollar Drive from the subject site, the fact that the site offers single-family rental units increases the site's marketability.
- The amenity packages included at the proposed subject development will be competitive with Courtes de Emerald and superior to the other three competitive low-income projects. The subject development does not appear to be lacking any amenities that would significantly hinder its marketability to operate as a Low-Income Housing Tax Credit project. In fact, the community amenities offered at the subject site, including a gazebo/picnic area, clubhouse with community space and computer center, exercise facility, laundry facilities, library, and playground, should make the project very competitive in the market.
- Based on our analysis of the rents, unit sizes (square footage), amenities, location, quality, and occupancy rates of the existing low-income properties within the market, it is our opinion that the proposed subject development will be very competitive in the Bainbridge market and will have a competitive advantage over most existing product, especially considering the single-family home design.

- The subject site consists of heavily wooded undeveloped land in the southwestern portion of the city of Bainbridge, Georgia. The subject site is located along the east side of Cox Avenue and the north side of Hubert Dollar Drive. Visibility from Hubert Dollar Drive is considered excellent and unimpeded by buildings or other structures. Access to the site from Hubert Dollar Drive is considered good. Traffic on Hubert Dollar Drive and Cox Avenue is considered light, even during weekday business hours. Overall, access to the site is considered excellent.
- The site neighborhood is experiencing growth, as The Tropics is a rental community located directly adjacent to the subject site. Currently, this project is under construction and will consist of 54 total units when complete. In addition, just south of the subject site on the other side of Hubert Dollar Drive is the location of the planned Pine Ridge Estates. This project will be a multifamily Tax Credit rental project consisting of two- and three-bedroom unit.
- The site is near shopping, employment, and recreational opportunities. Social services and public safety services are within 3.5 miles of the site. Overall, we anticipate that the site's location and proximity to community services will have a positive impact on its marketability.
- The Bainbridge Site PMA includes the entire city of Bainbridge and a small portion of Decatur County surrounding the city of Bainbridge. This area is expected to represent support for the majority of the subject site. Thus a secondary market area has not been determined in this analysis, as the additional support for the subject site will likely come from surrounding areas of Georgia and Florida.
- The subject site will be the only single-family affordable rental project in Bainbridge and will have a favorable site location in the developing southwestern portion of Bainbridge off of Hubert Dollar Drive. It is our opinion that given the unique single-family rental design of the proposed site and the growing Bainbridge area, the site may be able to attract some additional support from some of the outer lying portions of Decatur County, as well as portions of Grady County and Cairo. However, at this point in time, the support is not considered significant enough to expand the market area. Thus, some minor support will likely come from these areas outside the PMA.

- According to statistics provided by the U.S. Department of Labor, Bureau of Labor Statistics, the 2000 Census, Claritas, and based on interviews with representatives of the Decatur County/Bainbridge Chamber of Commerce and Bainbridge city officials, the Bainbridge economy has been stable and is projected to remain stable throughout the next few years. Despite the slowdown of the manufacturing industry, other economic sectors in the area have experienced slow growth that counteracts any slight decline in manufacturing.
- Thus, the overall economy is expected to remain stable to slowly growing in the Bainbridge area for the next few years, since the area is expected to experience new employment over the next year. This stability in the area economy is an indication of the continued demand for housing in the area. With modest economic and population/household increases in the area, the demand for housing is anticipated to increase proportionately over the next few years. Thus, the demand for housing is anticipated to remain as strong as current conditions, provided a significant supply of new product is not rapidly added to the market.
- We conducted an on-site survey of 29 conventional properties in the Bainbridge Site PMA totaling 785 units. Of these properties, 16 are non-subsidized (market-rate or Tax Credit) with 157 units. Among these non-subsidized units, 97.5% are occupied. We consider this a relatively high occupancy rate and a positive indication of the strength of the non-subsidized conventional apartment market. Note that in June of 2006, when we last surveyed the Bainbridge rental market, the 132 surveyed non-subsidized rental units in the Site PMA were 99.2% occupied. Although the overall occupancy rate has declined slightly in the market, it is due to the three vacancies currently at College Plaza Apartments (Map ID 22), which is still in lease-up and has an additional 16 units under construction. Therefore, excluding this project leaves only one vacant unit among all stabilized rental units in the market, which equates to an overall 99.2% occupancy rate. It is significant that the addition of new market-rate units at College Plaza Apartments has not adversely impacted the occupancy levels of any existing rental units in the market.
- Based on our market-driven rent analysis, it was determined that the present-day market-driven rents for units similar to the proposed subject development are \$625 for a three-bedroom unit and \$650 for a four-bedroom unit.
- The following table compares the proposed collected rents at the subject site with market-driven rent for selected units.

BEDROOM TYPE	COLLECTED RENT		
	PROPOSED SUBJECT	MARKET-DRIVEN	PROPOSED RENT AS SHARE OF MARKET
THREE-BEDROOM	50% - \$375	\$625	60.0%
	60% - \$405		64.8%
	MRR - \$545		87.2%
FOUR-BEDROOM	50% - \$410	\$650	63.1%
	60% - \$425		65.4%
	MRR - \$585		90.0%

MRR – Market-rate units

- The proposed collected Tax Credit rents are 60.0% to 65.4% of market-driven and represent a 34.6% to 40.0% market rent advantage in the Bainbridge Site PMA. In addition, the proposed market-rate rents are priced between 87.2% and 90.0% of market-driven, thus representing a 10.0% to 12.8% market rent advantage. Overall, the proposed rent levels represent a significant value in the Bainbridge market.
- Based on the demand calculations found on page F-5 of this analysis, the capture rates for the proposed subject units range from 13.9% to 19.4%, with an overall Tax Credit capture rate of 32.6%. Note, the market-rate capture rate for the seven proposed market-rate units is 46.7% and the overall capture rate for all of the 32 total proposed subject site (Tax Credit and market-rate units combined) is 46.1%. Based on the GDCA/GHFA demand methodology, it is important to evaluate that demand by bedroom type, given the fact that the proposed units are three- and four-bedroom units. The demand analysis has been refined by factoring in the number of large households (4+ persons) within the Site PMA. These demand calculations by bedroom type are illustrated in the following table:

BEDROOM SIZE (SHARE OF DEMAND)	TARGET % OF AMHI	SUBJECT UNITS	TOTAL DEMAND*	SUPPLY**	NET DEMAND	CAPTURE RATE	ABSORPTION IN NUMBER OF UNITS	MEDIAN GROSS MARKET RENT	SUBJECT GROSS RENTS
THREE-BEDROOM (20.6%)	50%	8	21	15	6	133.3%	0.75/MO	\$647	\$553
THREE-BEDROOM (20.6%)	60%	10	27	10	17	58.8%	0.75/MO	\$647	\$583
THREE-BEDROOM (20.6%)	MRR	5	28	2	26	19.2%	1.0/MO	\$647	\$545
THREE-BEDROOM	TOTAL TAX	18	30	26	4	450.0%	1.5/MO	\$647	\$553 - \$583
FOUR-BEDROOM (8.4%)	50%	5	9	1	8	62.5%	0.5/MO	\$722	\$636
FOUR-BEDROOM (8.4%)	60%	5	11	0	11	45.5%	0.5/MO	\$772	\$651
FOUR-BEDROOM (8.4%)	MRR	2	11	1	10	20.0%	1.0/MO	\$772	\$585
FOUR-BEDROOM	TOTAL TAX	10	12	1	11	90.9%	1.0/MO	\$772	\$636 - \$651

*Includes overlap between the targeted income levels at the subject site.

**Directly comparable units built and/or funded in the project market over the projection period.

MRR – Market-rate

- The capture rates by bedroom type are considered moderate to very high and indicate that support for the subject units may be potentially limited. Although the existing properties in the Bainbridge Site PMA have excellent occupancy levels and illustrate a very strong demand for rental housing, the demographic projections for 2009 indicate that a limited number of large family renter households (4+ persons) will be income-eligible in the Bainbridge area. Despite that fact that the overall capture rates are considered good to moderate, once the demand by bedroom type is factored, the support base appears to be limited due to the small share of large renter households (four+ persons) in the area. However, given the extremely strong demand for rental housing in the area coupled with the lack of affordable single-family rental homes, it is our opinion that the subject site may be achievable, but will experience a slow absorption rate. Further, given the limited number of income-eligible, large family renter households in the PMA, the subject project will draw some support from existing rentals, thereby impacting their occupancy rates.

PROPOSED PROJECT CAPTURE RATE LIHTC UNITS	32.6%
PROPOSED PROJECT CAPTURE RATE MARKET-RATE UNITS	46.7%
PROPOSED PROJECT CAPTURE RATE ALL UNITS	46.1%
PROPOSED PROJECT STABILIZATION PERIOD	10 TO 12 MO.

SECTION B – PROJECT DESCRIPTION

The proposed project involves the new construction of Ridgefield Place, a proposed 35-unit, single-family rental community located in Bainbridge, Decatur County, Georgia. This project will consist of three- and four-bedroom single-family homes, consisting of 28 Tax Credit units targeting households with incomes up to 50% and 60% of Area Median Household Income (AMHI) and seven units targeting market-rate renters with no maximum income-restrictions. The proposed Ridgefield Place will be located along the northern portion of Hubert Dollar Drive between Old Quincy Road and Cox Road in the southwestern portion of Bainbridge. The proposed Tax Credit collected rents range from \$375 for a three-bedroom unit to \$425 for a four-bedroom unit, while the proposed market-rate rents range from \$545 for a three-bedroom unit to \$585 for a four-bedroom unit. Additional details of the subject project are as follows:

A. PROJECT DESCRIPTION

- 1. PROJECT NAME:** Ridgefield Place

- 2. PROPERTY LOCATION:** Hubert Dollar Drive
Bainbridge, Georgia 39817

- 3. PROJECT TYPE:** New construction of Low-Income Housing Tax Credit and market-rate single-family rental units

4. UNIT CONFIGURATION AND RENTS:

TOTAL UNITS	BEDROOM TYPE	BATHS	STYLE	SQUARE FEET	PERCENT OF AMHI	PROPOSED RENTS		
						COLLECTED	UTILITY ALLOWANCE	GROSS
8	THREE-BR.	2.0	S/F	1,184	50%	\$375	\$178	\$553
10	THREE-BR.	2.0	S/F	1,184	60%	\$405	\$178	\$583
5	THREE-BR.	2.0	S/F	1,184	MRR	\$545	-	-
5	FOUR-BR.	2.0	S/F	1,465	50%	\$410	\$226	\$636
5	FOUR-BR.	2.0	S/F	1,465	60%	\$425	\$226	\$651
2	FOUR-BR.	2.0	S/F	1,465	MRR	\$585	-	-
35								

Source: Developer (MACO Properties, LLC.)
 AMHI – Area Median Household Income (Decatur County)
 S/F – Single-family
 MRR – Market-rate

- 5. TARGET MARKET:** Families with incomes up to 50% and 60% of AMHI as well as non-income-restricted market-rate renters



6. PROJECT DESIGN: Single-story single-family homes with wood frames and vinyl siding

7. PROJECTED OPENING DATE: June 1, 2009

8. UNIT AMENITIES:

- RANGE
- GARBAGE DISPOSAL
- MICROWAVE OVEN
- WINDOW BLINDS
- CARPETING
- REFRIGERATOR
- DISHWASHER
- CENTRAL AIR-CONDITIONING
- WASHER/DRYER HOOKUPS

9. COMMUNITY AMENITIES:

- ON-SITE MANAGEMENT
- COMMUNITY SPACE
- COMPUTER CENTER
- EXERCISE FACILITY
- LAUNDRY FACILITIES
- CLUBHOUSE
- GAZEBO/PICNIC AREA
- PLAYGROUND
- LIBRARY

10. RESIDENT SERVICES:

According to the developer, the planned service provider (Georgia Pines) has not been approved yet by DCA; however they meet all of the DCA requirements. They will likely provide life-skills training, budgeting, and home ownership counseling.

11. UTILITY RESPONSIBILITY:

The cost of trash collection will be included in the rent. Tenants are responsible for all of the following utilities:

- ELECTRICITY
- ELECTRIC COOKING
- WATER/SEWER
- ELECTRIC WATER HEAT
- ELECTRIC HEAT

12. RENTAL ASSISTANCE:

According to the developer, project based Rental Assistance will not be offered at the site. However, the developer agrees to accept Section 8 Housing Choice Vouchers for 5% of the total units (3 units).

13. PARKING:

The subject project involves single-family homes. Thus, sufficient driveway parking will be available in front of each home. In addition, off-street parking will also be available. According to the developer, there will be a total of 87 parking spaces at the proposed subject site.

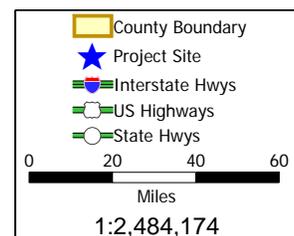
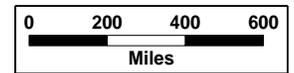
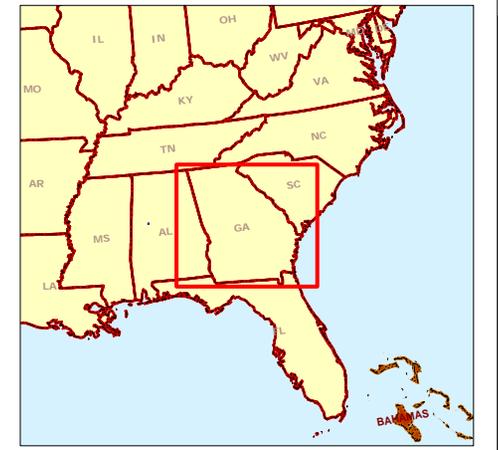
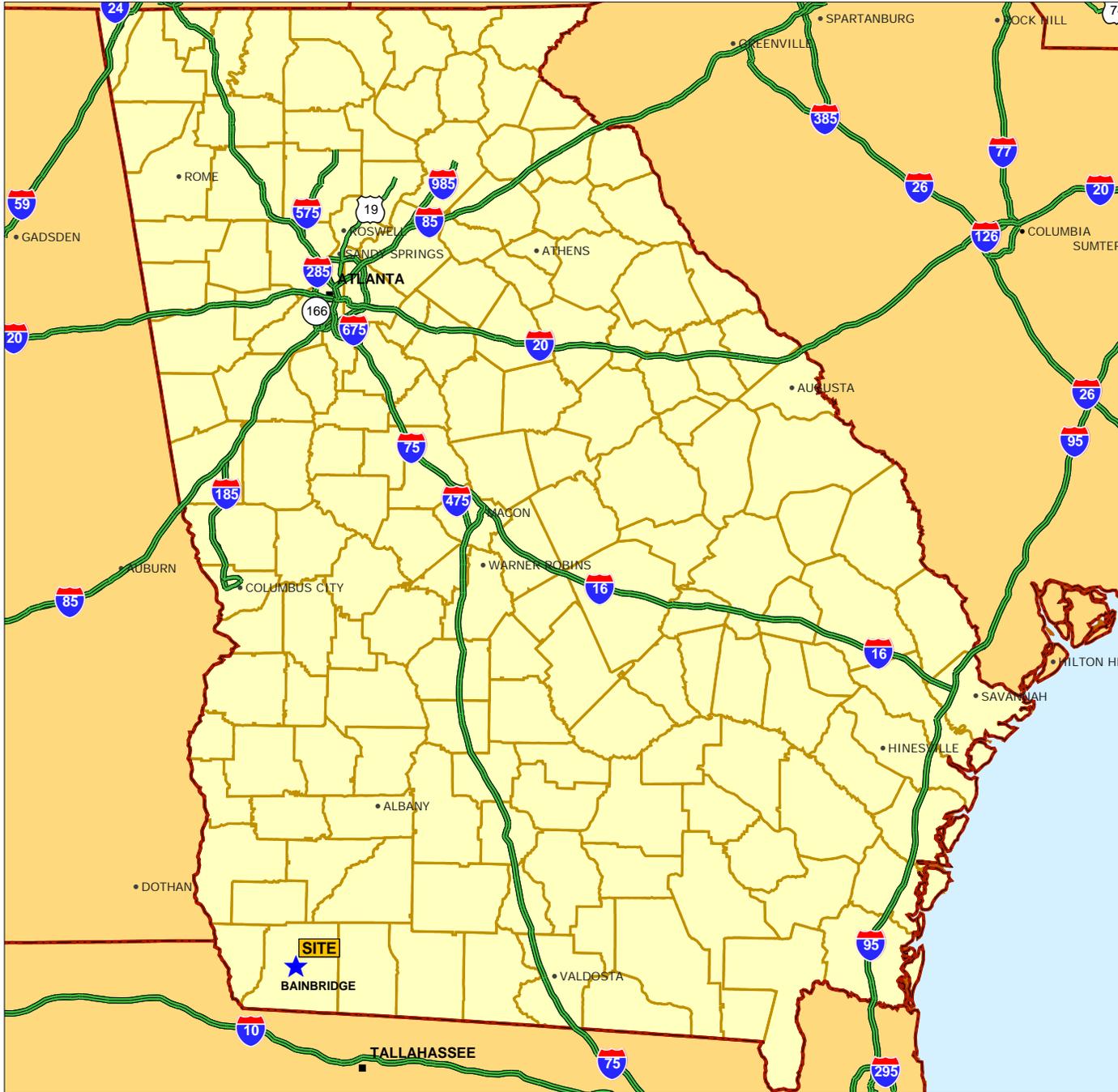
14. CURRENT PROJECT STATUS:

The subject site will be a new construction project consisting of 35 total single-family rental units. According to representatives from the City Planning and Zoning, this project has been approved for development; however, it is currently awaiting financing.

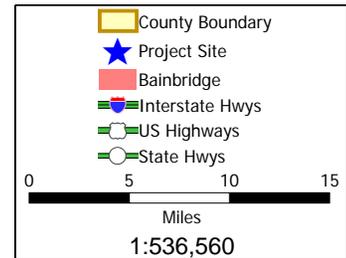
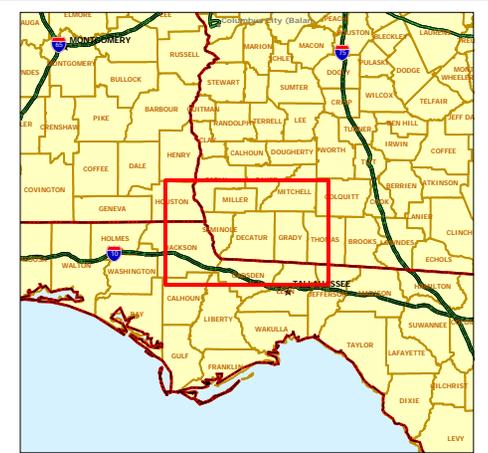
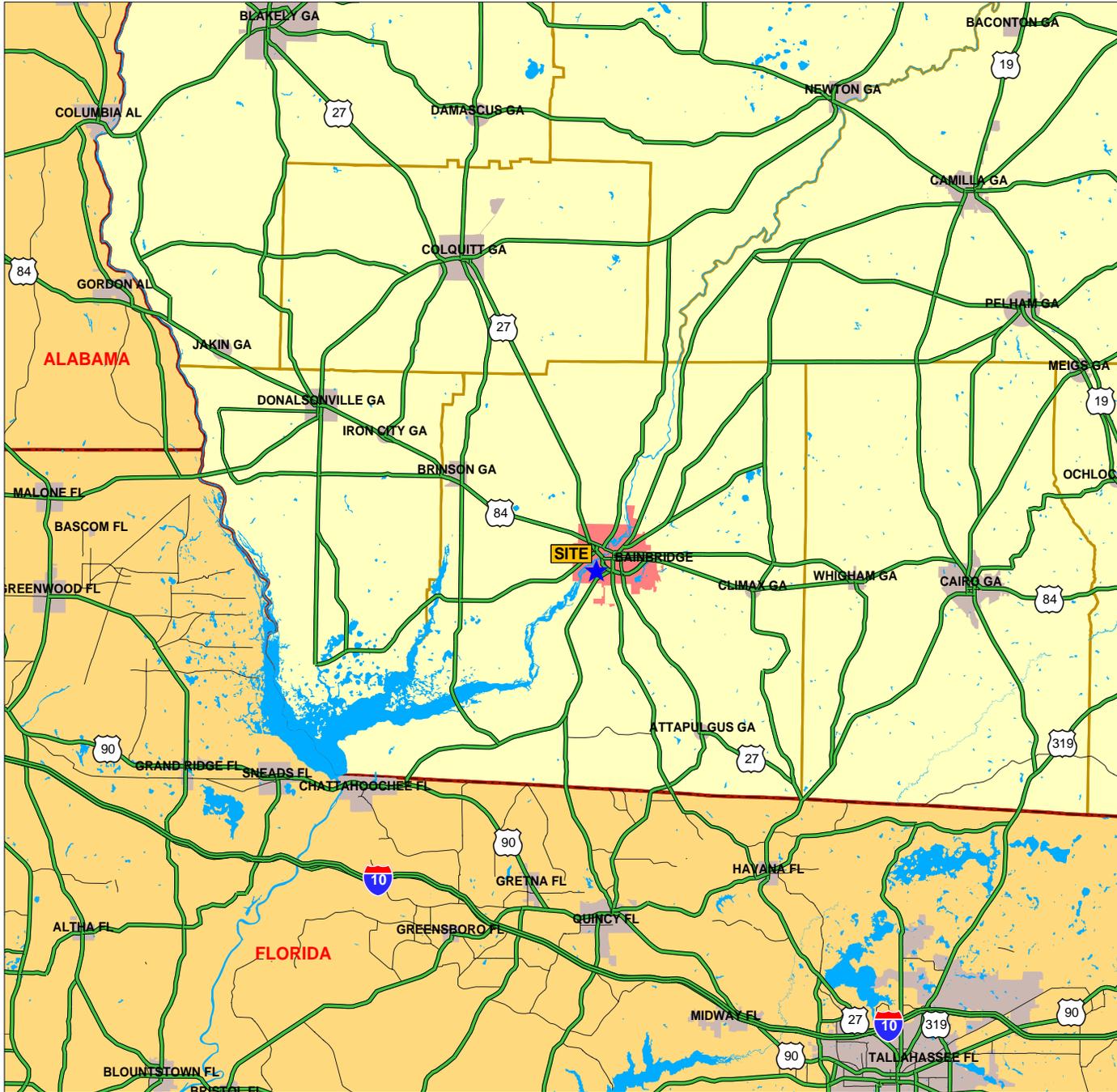
15. STATISTICAL AREA: Non-metropolitan statistical area – Decatur County, GA

A state map, regional map, and map illustrating the site neighborhood are on the following pages.

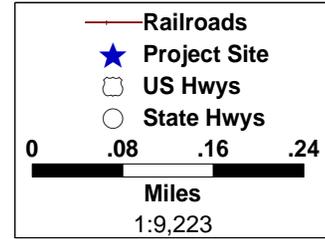
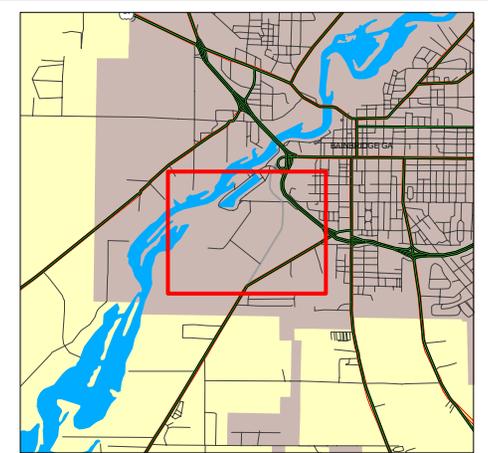
State of Georgia



Bainbridge, GA: Surrounding Region



Bainbridge, GA: Site Neighborhood



SECTION C – SITE DESCRIPTION AND EVALUATION

1. LOCATION

The subject site consists of heavily wooded undeveloped land in the southwestern portion of the city of Bainbridge, Georgia. The subject site borders a parking lot on Cox Avenue to the east and Hubert Dollar Drive to the north, and is 0.3 miles west of Old Quincy Road. Located within Decatur County, Bainbridge is 34.0 miles north of Tallahassee, Florida and 35.0 miles west of Thomasville, Georgia on U.S. Highways 84 and 27 and State Routes 253, 309, 311, 97, and 1.

2. SURROUNDING LAND USES

The subject site is within a developing area of Bainbridge. Surrounding land uses include scattered single-family homes, undeveloped land, various commercial businesses, a convenience store and gas station, a church, camping grounds, the Humane Society, and a sports park. Adjacent land uses are detailed as follows:

North -	A few single-family homes in average condition, Riverside Assisted Living facility, and the Bainbridge Healthcare facility border the site to the north and extend 0.2 miles to College Street. Beyond, The Place to Be RV Park extends to U.S. Highway 84.
East -	The Tropics Apartments (under construction), scattered single-family homes, and the Gibb Bainbridge Senior Apartments border the site to the east and extend 0.3 miles to Old Quincy Road. Further east, undeveloped, wooded land extends 0.1 miles to State Route 1/38 and U. S. Highway 84.
South -	Hubert Dollar Drive borders the site to the south. Undeveloped wooded land extends farther south.
West -	Cox Avenue borders the site to the west. Undeveloped wooded land, the Chamber of Commerce, an amphitheater, and the Bill Reynolds Sports Park extend 0.3 miles to Seminole Lake.

Overall, the subject property fits in well with the surrounding land uses and should contribute to the marketability of the site.

3. VISIBILITY AND ACCESS

The subject site is located along the east side of Cox Avenue and the north side of Hubert Dollar Drive. Visibility from Hubert Dollar Drive is considered excellent and unimpeded by buildings or other structures. Access to the site from Hubert Dollar Drive is considered good. Traffic on Hubert Dollar Drive and Cox Avenue is considered light, even during weekday business hours. Overall, access to the site is considered excellent.

4. PROXIMITY TO COMMUNITY SERVICES AND INFRASTRUCTURE

a. Commercial/Retail Areas

The area is served by numerous shopping opportunities. The Central Business District of Bainbridge provides specialty shops and restaurants and is located 1.6 miles north of the site. The Bainbridge Mall is 2.5 miles northeast of the site and includes Sears, Belk, Cato, Goody's, Maxway, the Shoe Department, and Radio Shack. Stores such as Wal-Mart, Kmart, Dollar Tree, and Dollar General are all within 3.4 miles northeast of the site. There are several grocery stores within 2.4 miles of the site, including Winn Dixie, Grocery Outlet, and Wal-Mart. A Winn Dixie Pharmacy, Wal-Mart pharmacy, CVS pharmacy, and Lane Pharmacy are within 3.5 miles of the site.

b. Employers/Employment Centers

The subject site is within 1.7 miles south of the Bainbridge Central Business District, which has a number of employment opportunities. The largest area employers include the Decatur Government Center, Shaw Industries, Elberta Crate and Box, BP, Amoco Fabrics, American Fibers & Yarns, Engelhard, Wal-Mart, Decatur County Schools, Memorial Hospital and Manor, Kmart, and Winn Dixie, all of which are within 4.0 miles of the subject site. A list of the area's largest employers is included in the Economic Analysis section of this report.

c. Recreation Areas and Facilities

Four parks are within 2.0 miles of the site. The Bill Reynolds Sports Park borders the site to the southwest and contains baseball/softball fields, a playground, walking and bike trails, and a tennis center.

Several lakes and the Flint River are within 3.5 miles of the site and provide boating and fishing opportunities. The local YMCA is 2.7 miles northeast of the site. The Langston-Gray Bowling Center is operated by the YMCA and is adjacent to the to the YMCA building.

There are two public golf courses within 3.5 miles of the site.

d. Entertainment Venues

The Bainbridge Central Business District provides specialty shops, restaurants, pubs, theaters, and museums and is within 1.7 miles north of the site. The Bainbridge Mall cinema is 2.7 miles northeast of the site.

e. Education Facilities

The Decatur County Schools serve the subject site area. The John Johnson Elementary School, Hutto Middle School, and Bainbridge High School serve the subject site.

Bainbridge College, a four-year college, is located within 3.4 miles east of the site. Bainbridge College has an annual fall enrollment of 2,200 students.

f. Social Services

The Bainbridge City Hall, which includes most local government services, is located 1.7 miles north of the site. The Bainbridge Library is 1.8 miles north.

g. Transportation Services

There is no public transportation that serves the subject site area. The site has convenient access to U.S. Highways 84 and 27, which are accessed 0.5 miles north of the site. State Route 97 (also known as Old Quincy Road) is 0.3 miles east of the site.

h. Public Safety

The Bainbridge Police Department maintains its office 1.6 miles north of the site, while the Bainbridge Fire Department Station is less than 1.4 miles north of the site. The Memorial Hospital and Manor is along East Shotwell Street, 2.7 miles northeast of the site.

5. CRIME ISSUES

The primary source for Crime Risk data is the FBI Uniform Crime Report (UCR). The FBI collects data from each of roughly 16,000 separate law enforcement jurisdictions across the country and compiles this data into the UCR. The most recent update showed an overall coverage rate of 95% of all jurisdictions nationwide with a coverage rate of 97% of all jurisdictions in metropolitan areas.

Applied Geographic Solutions uses the UCR at the jurisdictional level to model each of the seven crime types at other levels of geography. Risk indices are standardized based on the national average. A Risk Index value of 100 for a particular risk indicates that, for the area, the relative probability of the risk is consistent with the average probability of that risk across the United States.

It should be noted that aggregate indices for total crime, personal crime, and property crime are not weighted indices, in that a murder is weighted no more heavily than petty theft. Thus, caution should be used when using the aggregate indices.

Total crime risk for the Site PMA is similar to the national average with an overall personal crime index of 96 and property crime index of 108. Total crime risk for Decatur County is also similar to both the Site PMA crime and the national average crime with indices for personal and property crime of 96 and 99, respectively.

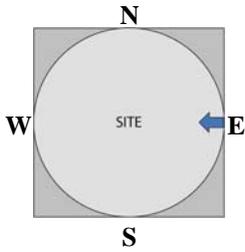
	CRIME RISK INDEX	
	SITE PMA	DECATUR COUNTY
TOTAL CRIME	111	104
PERSONAL CRIME	96	96
MURDER	99	121
RAPE	56	52
ROBBERY	59	76
ASSAULT	191	158
PROPERTY CRIME	108	99
BURGLARY	167	138
LARCENY	142	118
MOTOR VEHICLE THEFT	18	42

Source: Applied Geographic Solutions

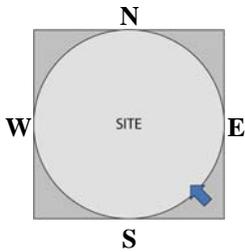
6. SITE PHOTOGRAPHS

Photographs of the subject site are on located on the following pages.

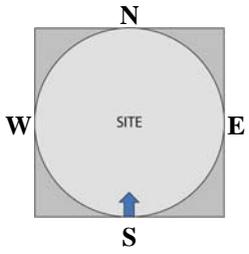
SITE PHOTOGRAPHS



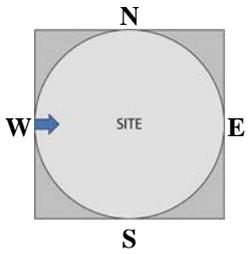
East view of site



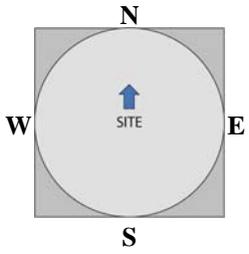
Southeast view of site



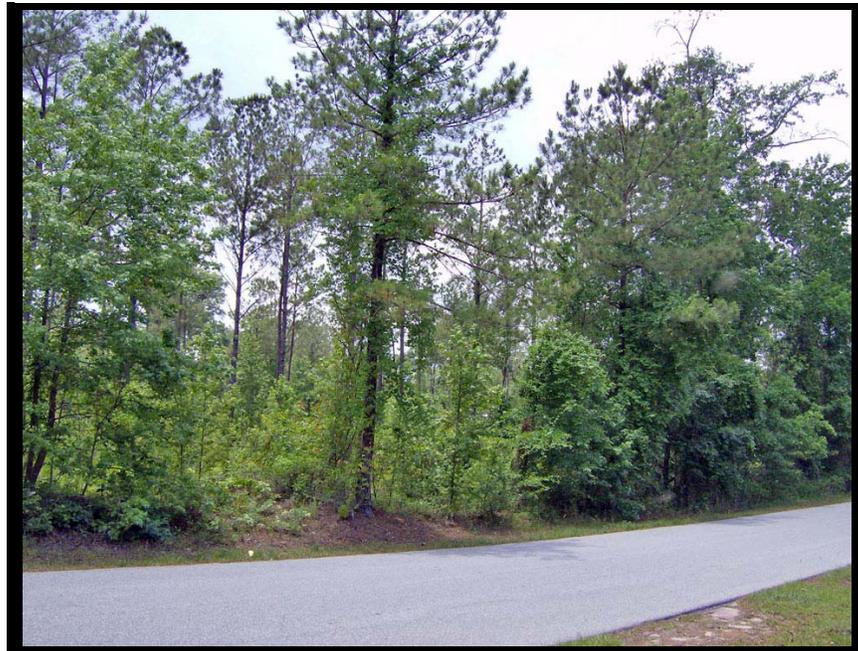
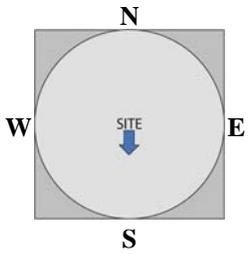
South view of site



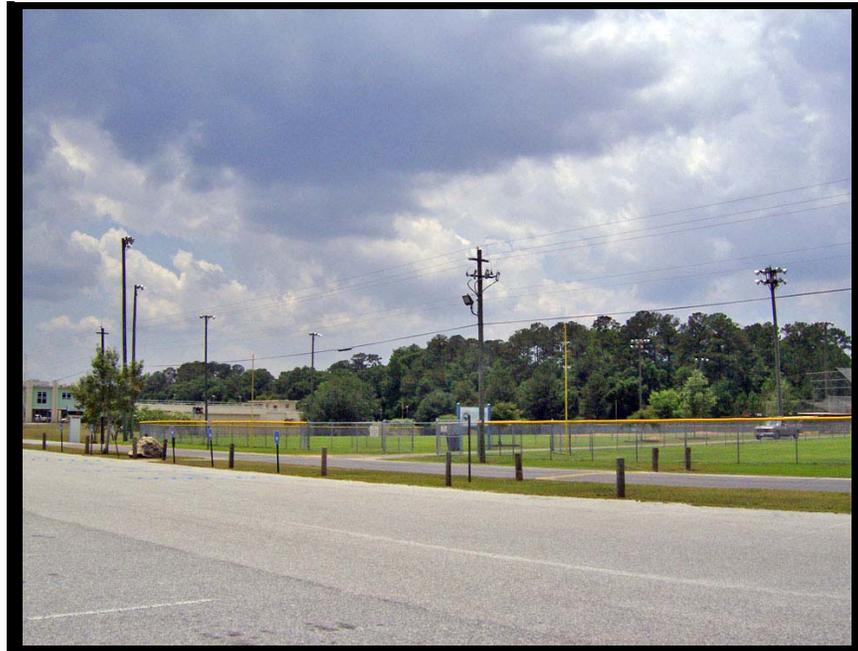
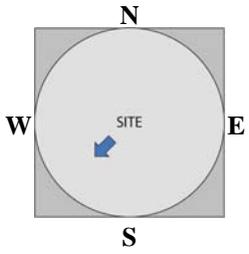
West view of site



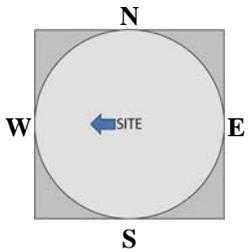
North view from site



South view from site



Southwest view from site



West view from site



East view down Hubert Dollar Drive from site

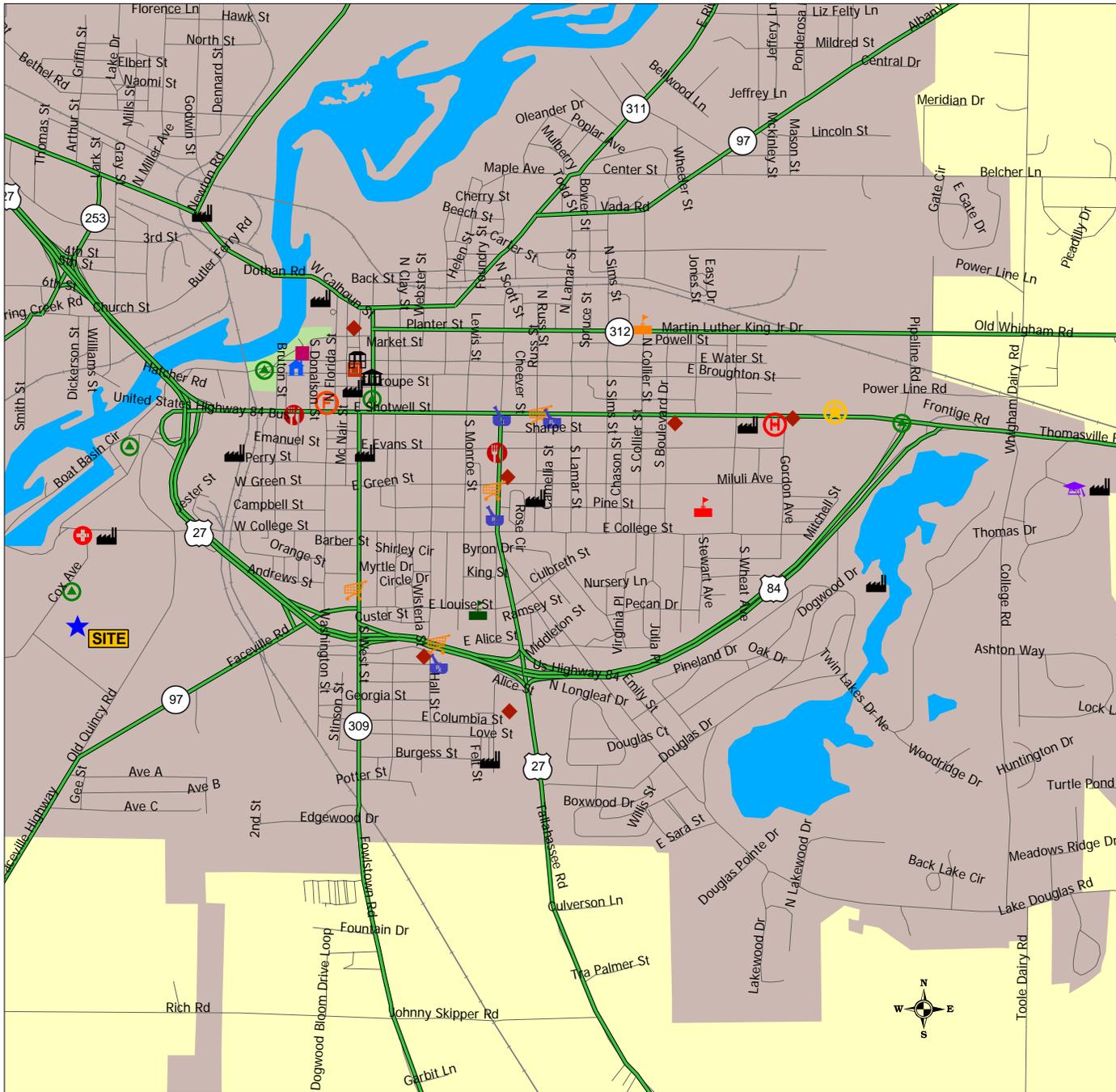


West view down Hubert Dollar Drive from site

7. COMMUNITY SERVICES MAP

A map illustrating the location of community services and the subject site is on the following page.

Bainbridge, GA: Community Services



	Parks
	Project Site
	Police
	Fire Department
	Hospital
	Med Center
	Shopping
	Grocery
	Post Office
	Senior Center
	Park/Recreation
	Employment Center
	Library
	Elementary School
	Middle School
	High School
	University/College
	City Government
	Pharmacy
	Museum
	Restaurant
	Interstate Hwys
	US Hwys
	State Hwys
<p>Miles 1:30,739</p>	

8. NEIGHBORHOOD DEVELOPMENTS/ZONING

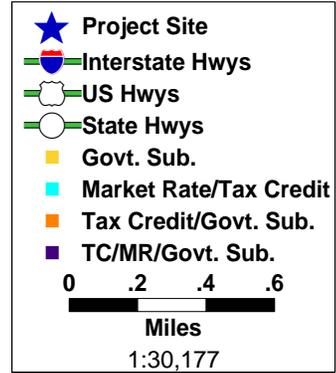
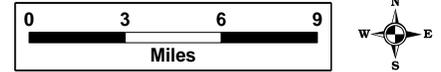
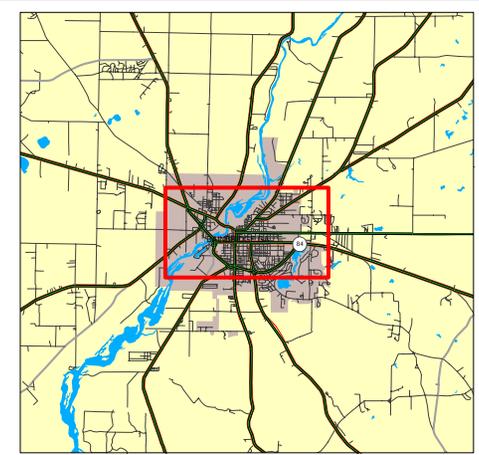
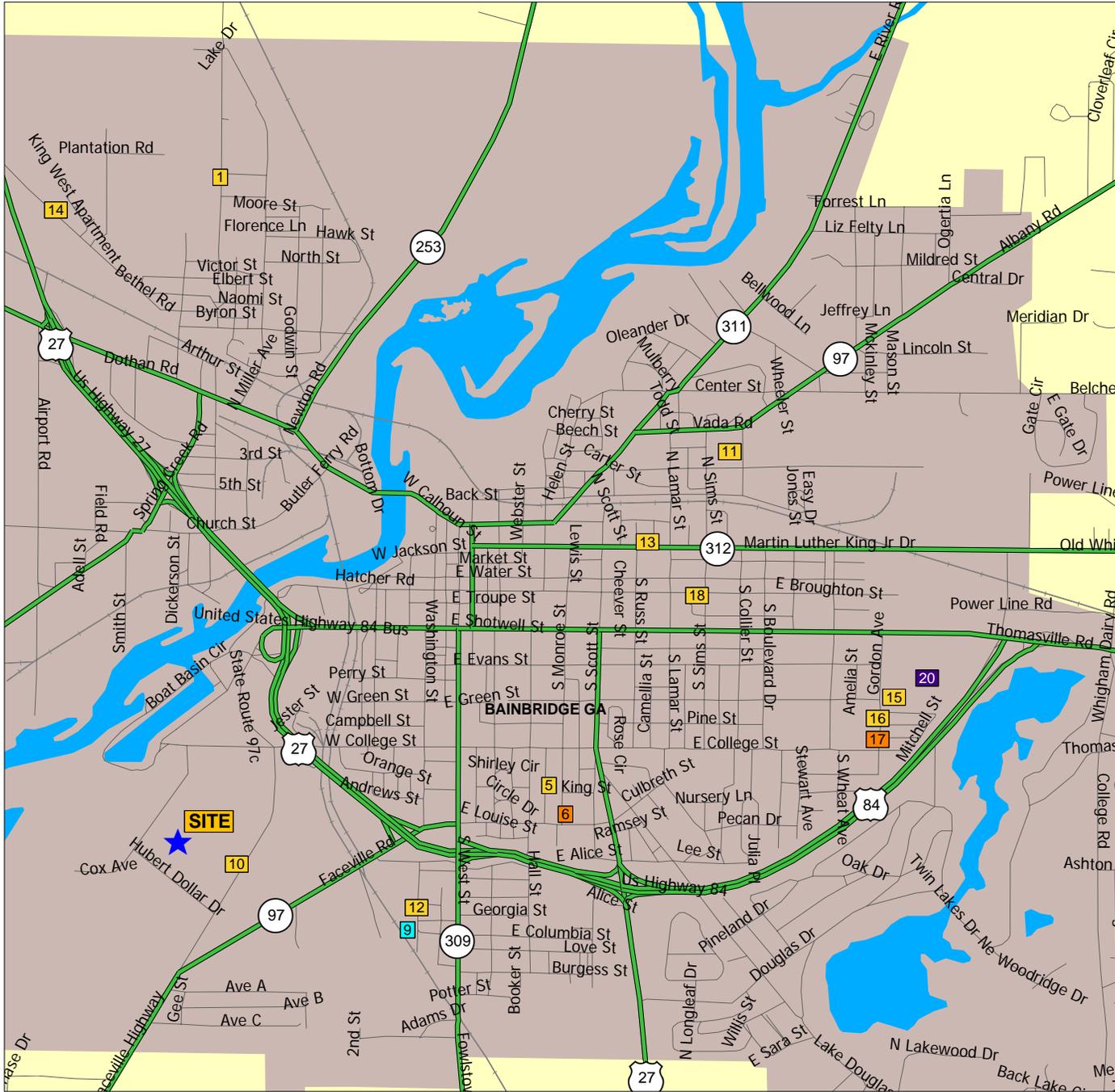
The proposed project involves the new construction of a single-family rental subdivision north of Hubert Dollar Drive in the southwestern portion of Bainbridge, Georgia. This neighborhood is experiencing growth, as The Tropics is a rental community located directly adjacent to the subject site. Currently, this project is under construction and will consist of 54 total units when complete. In addition, just south of the subject site on the other side of Hubert Dollar Drive is the location of the planned Pine Ridge Estates. This project will be a multifamily Tax Credit rental project consisting of two- and three-bedroom unit.

As illustrated, the subject neighborhood is currently experiencing notable rental housing growth. Additional nearby land uses include scattered single-family homes, undeveloped land, various commercial businesses, a convenience store and gas station, a church, camping grounds, the Humane Society, and a sports park. The subject site area is currently zoned for multifamily use, and this is not expected to change.

9. MAP OF LOW-INCOME RENTAL HOUSING

A map illustrating the location of low-income rental housing projects (Tax Credit, Rural Development, HUD Section 8, and Public Housing) identified in the Site PMA is included on the following page.

Bainbridge, GA: Low-Income Property Locations



10. PLANNED ROAD OR INFRASTRUCTURE IMPROVEMENTS

According to area planning and zoning officials, there are no notable roads or other infrastructure projects underway or planned for the immediate site area. However, with the development of The Tropics apartment community and Pine Ridge Estates rental community, the area will experience minor access roads throughout each of these communities. The subject site has convenient access to U.S. Highways 84 and 27 and State Route 97. The area is established. Electric service is provided by Georgia Power, and water/sewer service is provided by the city of Bainbridge.

11. VISIBLE ENVIRONMENTAL OR OTHER CONCERNS

There were no visible environmental concerns regarding the site.

12. OVERALL SITE EVALUATION

The surrounding land uses will have a positive impact on the marketability of the site.

The site is near shopping, employment, and recreational opportunities. Social services and public safety services are within 3.5 miles of the site. Overall, we anticipate that the site's location and proximity to community services will have a positive impact on its marketability.

SECTION D – PRIMARY MARKET AREA DELINEATION

The Primary Market Area (PMA) is the geographical area from which most of the support for the proposed development is expected to originate. The Bainbridge Site PMA was determined through interviews with area leasing and real estate agents, government officials, economic development representatives, and personal observations of our analysts. The personal observations of our analysts include physical and/or socioeconomic differences in the market and a demographic analysis of the area households and population.

The Bainbridge Site PMA includes the entire city of Bainbridge and parts of Decatur County surrounding Bainbridge.

Specifically, the boundaries of the Site PMA include the city limits of Bainbridge to the north; Whigham Dairy Road, Belcher Lane, Old Whigham Road, Black Jack Church Road, Toole Dairy Road and the Bainbridge city limits to the east; Toole Dairy Road, Tallahassee Highway, and Country Club Road to the south; and South Old Quincy Road, Bainbridge city limits, Old Clay Pit Road, and Zorn Road to the west.

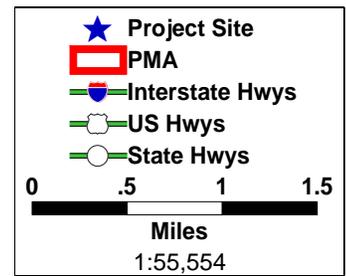
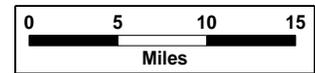
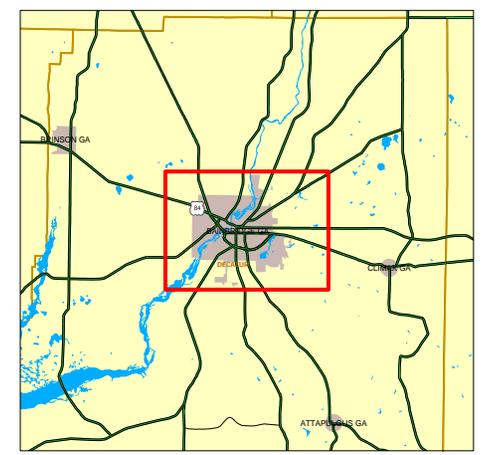
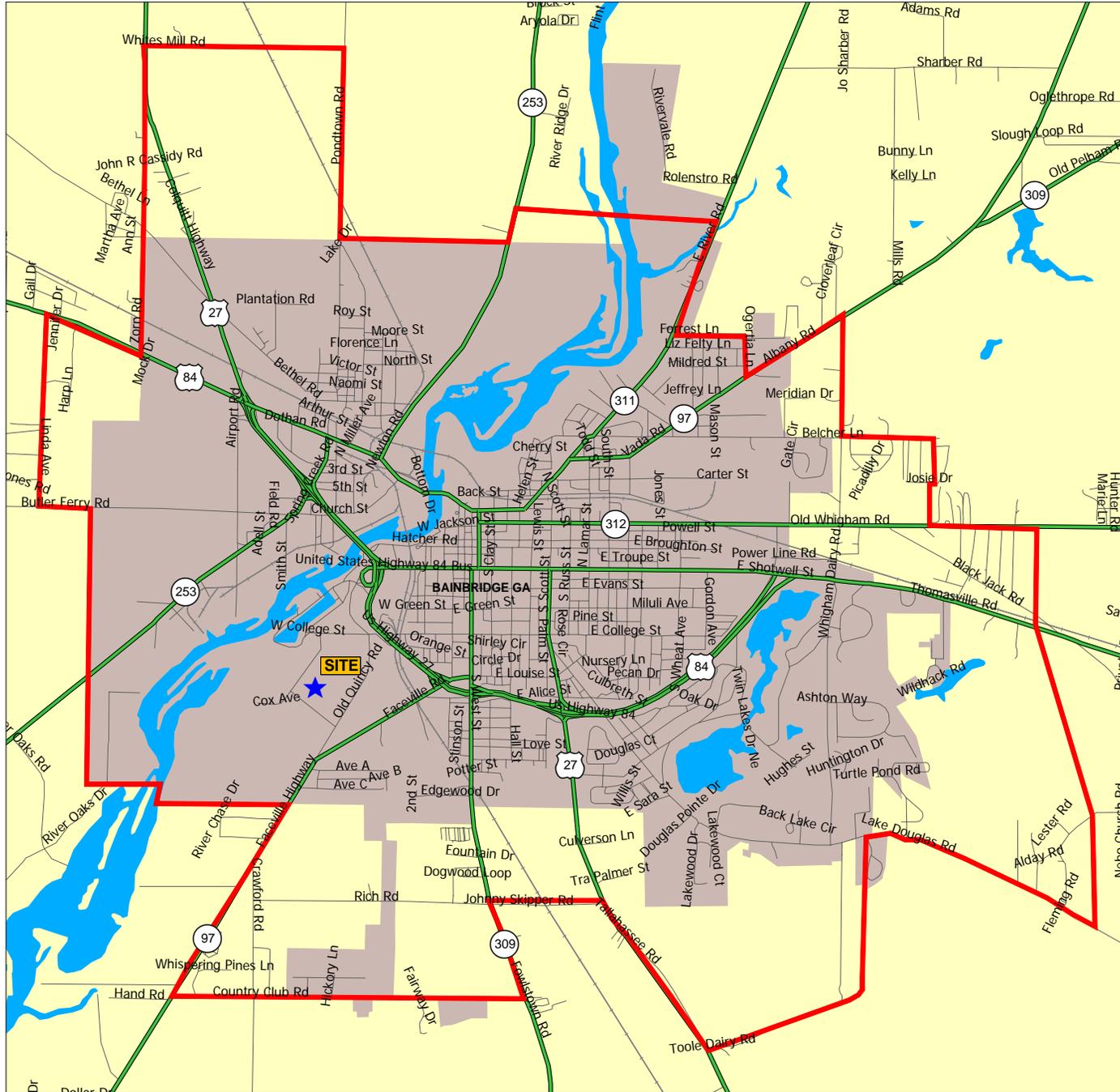
The Site PMA was determined after speaking with Bryan Barnett, Bainbridge city planner, Rebecca S. Martin, Executive Director for the Development Authority, Ken Horn, Realtor with DeHildren Realty, and Vanessa Arthur, Membership Manager for the Bainbridge Chamber of Commerce. Rachel Spencer, Manager of Courtes De Emerald phase I, was also interviewed to determine an accurate Site PMA.

The subject site will be the only single-family affordable rental project in Bainbridge and will have a favorable site location in the developing southwestern portion of Bainbridge off of Hubert Dollar Drive. It is our opinion that given the unique single-family rental design of the proposed site and the growing Bainbridge area, the site may be able to attract some additional support from some of the outer lying portions of Decatur County, as well as portions of Grady County and Cairo. However, at this point in time, the support is not considered significant enough to expand the market area. Thus, some minor support will likely come from these areas outside the PMA.

All of the above contacts confirmed that up to 90% of the support for the subject property is likely to originate from within the Bainbridge area.

A map delineating the boundaries of the Site PMA is included on the following page.

Bainbridge, GA: Primary Market Area



SECTION E – COMMUNITY DEMOGRAPHIC DATA & MARKET AREA ECONOMY

1. POPULATION TRENDS

The Bainbridge Site PMA population base increased by 1,556 between 1990 and 2000. This represents a 13.4% increase over the 1990 population, or an annual rate of 1.3%. The Site PMA population bases for 1990, 2000, 2006 (estimated), and 2009 (projected) are summarized as follows:

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2006 (ESTIMATED)	2009 (PROJECTED)
POPULATION	11,617	13,173	13,185	13,310
POPULATION CHANGE	-	1,556	12	125
PERCENT CHANGE	-	13.4%	0.1%	1.0%

Source: Census; Claritas; VWB Research

Despite the significant increase in population between 1990 and 2000, it is estimated that population experienced a minimal increase of only 0.1% between 2000 and 2006. Between 2006 and 2009, it is projected that the population will increase slightly by an additional 125 individuals, or 1.0%.

The Site PMA population bases by age are summarized as follows:

POPULATION BY AGE	2000 (CENSUS)		2006 (ESTIMATED)		2009 (PROJECTED)		CHANGE 2006-2009	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
17 & UNDER	3,774	28.6%	3,691	28.0%	3,661	27.5%	-30	-0.8%
18 TO 24	1,268	9.6%	1,330	10.1%	1,335	10.0%	5	0.4%
25 TO 34	1,828	13.9%	1,840	14.0%	1,843	13.8%	3	0.2%
35 TO 44	1,824	13.8%	1,789	13.6%	1,751	13.2%	-38	-2.1%
45 TO 54	1,578	12.0%	1,643	12.5%	1,666	12.5%	23	1.4%
55 TO 64	1,001	7.6%	1,128	8.6%	1,245	9.4%	117	10.4%
65 TO 74	945	7.2%	826	6.3%	827	6.2%	1	0.1%
75 & HIGHER	955	7.2%	938	7.1%	982	7.4%	44	4.7%
TOTAL	13,173	100.0%	13,185	100.0%	13,310	100.0%	125	1.0%

Source: 2000 Census; Claritas; VWB Research

As the preceding table illustrates, more than 40.0% of the population is between 25 and 54 years of age. This age group is the prime group of potential renters for the subject site and will likely represent a significant number of the tenants at the site.

2. HOUSEHOLD TRENDS

Within the Bainbridge Site PMA, the number of households increased by 649 (15.1%) between 1990 and 2000. This equates to an annual average of 1.5%. Household trends within the Bainbridge Site PMA are summarized as follows:

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2006 (ESTIMATED)	2009 (PROJECTED)
HOUSEHOLDS	4,309	4,958	5,002	5,053
HOUSEHOLD CHANGE	-	649	44	51
PERCENT CHANGE	-	15.1%	0.9%	1.0%
AVERAGE HOUSEHOLD SIZE	-	2.57	2.53	2.52

Source: 2000 Census; Claritas; VWB Research

Despite the considerable increase in households between 1990 and 2000, the household increase was minimal between 2000 and 2006. Between 2006 and 2009, it is projected that households will increase by 1.0% to a total of 5,053. This is an increase of approximately 11 households annually.

The Site PMA household bases by age are summarized as follows:

HOUSEHOLDS BY AGE	2006 (ESTIMATED)		2009 (PROJECTED)		CHANGE 2006-2009	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	349	7.0%	353	7.0%	4	1.0%
25 - 34	888	17.8%	883	17.5%	-5	-0.5%
35 - 44	985	19.7%	956	18.9%	-29	-3.0%
45 - 54	991	19.8%	995	19.7%	4	0.4%
55 - 64	677	13.5%	740	14.6%	63	9.3%
65 - 74	556	11.1%	552	10.9%	-4	-0.8%
75 - 84	421	8.4%	428	8.5%	7	1.6%
85 & HIGHER	135	2.7%	147	2.9%	12	8.9%
TOTAL	5,002	100.0%	5,053	100.0%	51	1.0%

Source: 2000 Census; Claritas; VWB Research

Between 2006 and 2009, the greatest increase among household age groups is projected to be among households between the ages of 55 and 64. However, more than half of all households within the Bainbridge Site PMA are projected to be between 25 and 54 years of age by 2009. This is a positive indicator of the potential support base for the proposed subject units.

Households by tenure are distributed as follows:

DISTRIBUTION OF HOUSEHOLDS	2000 (CENSUS)		2006 (ESTIMATED)		2009 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
OWNER-OCCUPIED	3,149	63.5%	3,193	63.8%	3,228	63.9%
RENTER-OCCUPIED	1,809	36.5%	1,809	36.2%	1,825	36.1%
TOTAL	4,958	100.0%	5,002	100.0%	5,053	100.0%

Source: 2000 Census; Claritas; VWB Research

Currently, approximately 36.2% of all households within the Site PMA are renter-occupied. This is considered a good share of renter households.

The household size among renter households within the Site PMA, based on Census data and estimates, are distributed as follows:

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2006 (ESTIMATED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	1,340	27.0%	1,388	27.7%
2 PERSONS	1,536	31.0%	1,553	31.0%
3 PERSONS	870	17.5%	882	17.6%
4 PERSONS	678	13.7%	675	13.5%
5 PERSONS	351	7.1%	334	6.7%
6+ PERSONS	183	3.7%	170	3.4%
TOTAL	4,958	100.0%	5,002	100.0%

Source: 2000 Census; Claritas; VWB Research

The proposed subject project will generally house three- to six-person households. These households comprise more than 40.0% of the entire Bainbridge Site PMA.

The distribution of all households by income within the Site PMA is summarized as follows:

HOUSEHOLD INCOME	2000 (CENSUS)		2006 (ESTIMATED)		2009 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
LESS THAN \$10,000	862	17.4%	774	15.5%	749	14.8%
\$10,000 - \$19,999	1,087	21.9%	994	19.9%	959	19.0%
\$20,000 - \$29,999	694	14.0%	698	14.0%	704	13.9%
\$30,000 - \$39,999	624	12.6%	593	11.9%	576	11.4%
\$40,000 - \$49,999	421	8.5%	462	9.2%	470	9.3%
\$50,000 - \$59,999	309	6.2%	329	6.6%	346	6.8%
\$60,000 - \$74,999	413	8.3%	390	7.8%	396	7.8%
\$75,000 - \$99,999	249	5.0%	346	6.9%	372	7.4%
\$100,000 & HIGHER	299	6.0%	416	8.3%	481	9.5%
TOTAL	4,958	100.0%	5,002	100.0%	5,053	100.0%
MEDIAN INCOME	\$27,435		\$30,565		\$32,022	

Source: 2000 Census; Claritas; VWB Research

In 2000, the median household income was \$27,435. This increased 11.4% to \$30,565 in 2006. By 2009, it is projected that the median household income will be \$32,022, an increase of 4.8% over 2000. The proposed Tax Credit units at the subject site will primarily target households with incomes between \$18,960 and \$32,280.

The following tables illustrate renter household income by household size for 2000 (Census), 2006 (estimated), and 2009 (projected) for the Site PMA:

RENTER HOUSEHOLDS	2000 CENSUS					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5+-PERSON	TOTAL
\$0-\$10,000	197	81	68	119	67	533
\$10,000-\$20,000	185	140	54	55	33	466
\$20,000-\$30,000	73	67	52	44	47	284
\$30,000-\$40,000	91	59	47	14	18	228
\$40,000-\$50,000	17	39	5	10	17	88
\$50,000-\$60,000	16	34	24	3	16	94
\$60,000+	8	35	40	3	30	117
TOTAL	588	456	290	247	228	1,809

Source: Ribbon Demographics, Claritas

RENTER HOUSEHOLDS	2006 ESTIMATED					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5+-PERSON	TOTAL
\$0-\$10,000	197	71	62	101	58	489
\$10,000-\$20,000	200	123	51	51	34	459
\$20,000-\$30,000	102	58	54	43	39	296
\$30,000-\$40,000	97	49	43	11	18	218
\$40,000-\$50,000	25	46	3	12	20	105
\$50,000-\$60,000	19	32	24	6	17	98
\$60,000+	13	47	46	4	34	144
TOTAL	653	426	283	228	218	1,809

Source: Ribbon Demographics, Claritas

RENTER HOUSEHOLDS	2009 PROJECTED					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5+-PERSON	TOTAL
\$0-\$10,000	199	66	57	99	54	475
\$10,000-\$20,000	206	117	49	52	33	457
\$20,000-\$30,000	115	58	53	41	37	304
\$30,000-\$40,000	96	46	40	10	16	209
\$40,000-\$50,000	26	46	5	12	19	108
\$50,000-\$60,000	22	35	24	5	19	105
\$60,000+	17	52	56	4	39	167
TOTAL	681	420	285	223	217	1,825

Source: Ribbon Demographics, Claritas

It is important to note that the total number of renter households within the Bainbridge Site PMA is projected to increase by 1.0% between 2006 and 2009.

3. LABOR FORCE PROFILE

According to Claritas, employment in the Site PMA as of 2006 was distributed as follows:

SIC GROUP	ESTABLISHMENTS	PERCENT	EMPLOYEES	PERCENT
AGRICULTURE & NATURAL RESOURCES	13	2.0%	93	1.3%
MINING	3	0.5%	47	0.7%
CONSTRUCTION	24	3.7%	186	2.6%
MANUFACTURING	23	3.5%	516	7.3%
TRANSPORTATION & UTILITIES	21	3.2%	357	5.0%
WHOLESALE TRADE	19	2.9%	170	2.4%
RETAIL TRADE	178	27.4%	1,974	27.7%
F.I.R.E.	73	11.2%	474	6.7%
SERVICES	260	40.1%	2,762	38.8%
GOVERNMENT	32	4.9%	504	7.1%
NON-CLASSIFIABLE	3	0.5%	31	0.4%
TOTAL	649	100.0%	7,114	100.0%

Note: Due to the fact that this survey is conducted of establishments and not of residents, some employees may not live within the Site PMA. However, these employees are included in our labor force calculations because their places of employment are located within the Site PMA.

Source: 2000 Census; Claritas; VWB Research

The subject site is located within the central portion of the Decatur County. Services and Retail Trade clearly dominate the employment base and comprise nearly 67% of the entire Bainbridge Site PMA labor force.

Bainbridge is located in the far southwestern portion of Georgia, outside of any Metropolitan Statistical Area. Although Tallahassee, Florida is located slightly closer to Bainbridge than Albany, Georgia, we have analyzed the typical wage by occupation type for the Albany, Georgia MSA because this area is more comparable to Bainbridge in terms of population, employment, and housing characteristics. While this is not a directly accurate portrayal of the Bainbridge area wages by occupation, it is a valuable illustration of typical wages in the southwestern portion of Georgia. Therefore, typical wages by occupation for the Albany, Georgia MSA and the state of Georgia are illustrated as follows:

TYPICAL WAGE BY OCCUPATION TYPE		
OCCUPATION TYPE	ALBANY, GA - MSA	GEORGIA
MANAGEMENT OCCUPATIONS	\$75,590	\$87,970
BUSINESS AND FINANCIAL OCCUPATIONS	\$55,780	\$59,630
COMPUTER AND MATHEMATICAL OCCUPATIONS	\$31,740	\$64,850
ARCHITECTURE AND ENGINEERING OCCUPATIONS	\$61,260	\$59,590
COMMUNITY AND SOCIAL SERVICE OCCUPATIONS	\$35,360	\$38,820
ART, DESIGN, ENTERTAINMENT, AND SPORTS MEDICINE OCCUPATIONS	\$33,920	\$44,290
HEALTHCARE PRACTITIONERS AND TECHNICAL OCCUPATIONS	\$53,720	\$59,390
HEALTHCARE SUPPORT OCCUPATIONS	\$18,070	\$22,780
PROTECTIVE SERVICE OCCUPATIONS	\$26,280	\$31,470
FOOD PREPARATION AND SERVING RELATED OCCUPATIONS	\$15,530	\$17,040
BUILDING AND GROUNDS CLEANING AND MAINTENANCE OCCUPATIONS	\$17,640	\$20,570
PERSONAL CARE AND SERVICE OCCUPATIONS	\$16,950	\$23,260
SALES AND RELATED OCCUPATIONS	\$24,280	\$32,210
OFFICE AND ADMINISTRATIVE SUPPORT OCCUPATIONS	\$26,320	\$29,170
CONSTRUCTION AND EXTRACTION OCCUPATIONS	\$29,430	\$32,920
INSTALLATION, MAINTENANCE AND REPAIR OCCUPATIONS	\$35,560	\$38,000
PRODUCTION OCCUPATIONS	\$28,470	\$27,520
TRANSPORTATION AND MOVING OCCUPATIONS	\$25,860	\$29,310

Source: U.S. Department of Labor, Bureau of Labor Statistics

Most Albany MSA annual average salaries range from \$15,530 to \$75,590, well below the state average, while most management and other white-collar jobs have annual average salaries of over approximately \$55,618. As previously stated, the Tax Credit units at the subject site will primarily target households with incomes between \$18,960 and \$32,280. The Bainbridge area employment base likely has a significant number of income-appropriate households from which the proposed subject project will be able to draw support.

4. MAJOR EMPLOYERS

According to the Decatur County Chamber of Commerce, the nine largest employers within the Bainbridge area comprise a total of 3,630 employees. These employers are summarized as follows:

INDUSTRY	BUSINESS TYPE	TOTAL EMPLOYED
DECATUR COUNTY SCHOOLS	EDUCATION	800
MEMORIAL HOSPITAL AND MANOR	HEALTHCARE	580
AMERICAN FIBERS AND YARNS	MANUFACTURING	450
SHAW INDUSTRIES	MANUFACTURING	450
WAL-MART	RETAIL	313
DECATUR COUNTY GOVERNMENT	GOVERNMENT	300
PROPEX	MANUFACTURING	250
BAINBRIDGE COLLEGE	EDUCATION	244
ELBERTA CRATE & BOX COMPANY	MANUFACTURING	243
	TOTAL	3,630

According to officials at some of the area's largest employers and the Decatur County/Bainbridge Chamber of Commerce, none of the area's major employers are expecting any significant increases or decreases in their employment base in the future. However, Southwest Georgia Oil Company, which currently employs nearly 240 employees, is expected to add approximately 30 jobs over the next year. The economy is relatively stable and has experienced modest improvements in the past few years.

It should be noted that a new manufacturing company, Traco, will be moving into the Spec Building and will add approximately 300 new jobs in the next few years. This will make Traco one of the leading employers in the area and will have a notable positive impact on the local economy.

Bainbridge has recently received a site plan proposal for the development of a manufacturing facility for Sipsteen USA. This project is anticipated to be located in the county industrial park and will employ approximately 40 people. In addition, a number of small retailers such as Radio Shack, Verizon Wireless, and some small restaurants have recently opened in the Bainbridge area, increasing the local employment base.

5. EMPLOYMENT TRENDS

The employment base has increased slightly by 1.6% over the past five years (an annual rate of 0.3%) in Decatur County, notably less than the robust Georgia average of 11.4%. The total employment in Decatur County has remained relatively stable since 1997 with only minimal employment fluctuations over the past 10 years.

The following tables were generated from the U.S. Department of Labor, Bureau of Labor Statistics and reflect employment trends within the county in which the site is located.

The following illustrates the total employment base for Decatur County and Georgia.

YEAR	TOTAL EMPLOYMENT	
	DECATUR COUNTY	GEORGIA
1997	11,655	3,751,699
1998	11,772	3,861,646
1999	11,321	3,951,684
2000	11,806	4,095,362
2001	11,369	4,112,868
2002	11,168	4,135,381
2003	11,408	4,180,568
2004	10,910	4,257,465
2005	11,501	4,384,030
2006	11,359	4,522,025
2007*	11,351	4,607,888

Source: Department of Labor, Bureau of Labor Statistics
*Through April

Unemployment rates for Decatur County and Georgia are illustrated as follows:

YEAR	UNEMPLOYMENT RATE	
	DECATUR COUNTY	GEORGIA
1997	4.8%	4.5%
1998	5.0%	4.2%
1999	5.3%	3.8%
2000	4.4%	3.5%
2001	5.4%	4.0%
2002	5.9%	4.8%
2003	5.7%	4.8%
2004	6.6%	4.7%
2005	5.9%	5.2%
2006	5.7%	4.6%
2007*	6.0%	4.3%

Source: Department of Labor, Bureau of Labor Statistics
*Through April

The unemployment rate in Decatur County has remained between 4.4% and 6.6%, higher than the Georgia average over the past 10 years.

6. ECONOMIC FORECAST

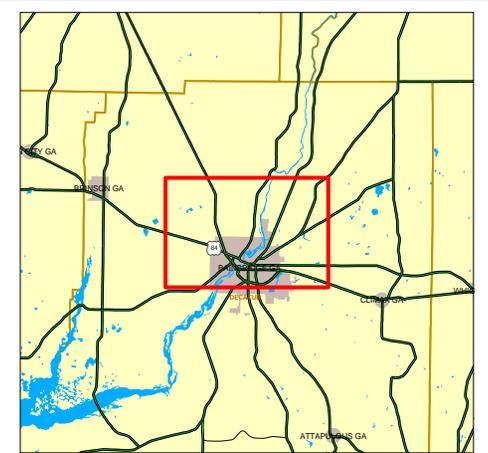
According to statistics provided by the U.S. Department of Labor, Bureau of Labor Statistics, the 2000 Census, Claritas, and based on interviews with representatives of the Decatur County/Bainbridge Chamber of Commerce and Bainbridge city officials, the Bainbridge economy has been stable and is projected to remain stable throughout the next few years. Despite the slowdown of the manufacturing industry, other economic sectors in the area have experienced slow growth that counteracts any slight decline in manufacturing.

Thus, the overall economy is expected to remain stable to slowly growing in the Bainbridge area for the next few years, since the area is expected to experience new employment over the next year.

This stability in the area economy is an indication of the continued demand for housing in the area. With modest economic and population/household increases in the area, the demand for housing is anticipated to increase proportionately over the next few years. Thus, the demand for housing is anticipated to remain as strong as current conditions, provided a significant supply of new product is not rapidly added to the market.

A map illustrating notable employment centers is on the following page.

Bainbridge, GA: Top Employers



- ★ Project Site
- Employment Center
- Interstate Hwys
- US Hwys
- State Hwys

Miles
1:63,585

SECTION F – PROJECT-SPECIFIC DEMAND ANALYSIS

1. DETERMINATION OF INCOME ELIGIBILITY

The number of income-eligible households necessary to support the project from the Site PMA is an important consideration in evaluating the proposed subject project's potential.

Under the Low-Income Housing Tax Credit (LIHTC) program, household eligibility is based on household income not exceeding the targeted percentage of Area Median Household Income (AMHI), depending upon household size.

The subject site is within Decatur County, which has a median household income of \$37,000 for 2007. The subject property will be restricted to households with incomes of up to 50%, and 60% of AMHI for Decatur County, and will also have non-income-restricted market-rate units for rent. The following table summarizes the maximum allowable income by household size for Decatur County at 50%, and 60% of AMHI.

HOUSEHOLD SIZE	MAXIMUM ALLOWABLE INCOME	
	50%	60%
ONE-PERSON	\$16,200	\$19,440
TWO-PERSON	\$18,550	\$22,260
THREE-PERSON	\$20,850	\$25,020
FOUR-PERSON	\$23,200	\$27,840
FIVE-PERSON	\$25,050	\$30,060
SIX-PERSON	\$26,900	\$32,280

a. Maximum Income Limits

The largest proposed units (four-bedroom) at the subject site are expected to house up to six-person households. As such, the maximum allowable income at the proposed subject Tax Credits units is \$32,280 at 60% of AMHI.

Although there are no maximum income limits for market-rate units, for the purpose of this analysis we have assumed that it is reasonably likely that tenants in the Bainbridge Site PMA will likely not live in the subject rental units if their income is above \$60,000 per year. With HISTA data, we can identify the specific number of higher income renter households.

b. Minimum Income Requirements

Leasing industry standards typically require households to have rent-to-income ratios of 27% to 40%. Pursuant to GDCA/GHFA market study guidelines, the maximum rent-to-income ratio permitted for family projects is 35% and 40% for senior projects.

The proposed Low-Income Housing Tax Credit units will have a lowest gross rent of \$553 (at 50% AMHI). Over a 12-month period, the minimum annual household expenditure (rent plus tenant-paid utilities) at the subject site is \$6,636.

Applying a 35% rent-to-income ratio to the minimum annual household expenditure yields a minimum annual household income requirement for the Tax Credit units of \$18,960.

The subject site will also contain seven market-rate units. Assuming management qualifies tenants at a 27% rent-to-income ratio, the minimum income required to live in the market-rate units at the subject site will be \$24,220, as the lowest proposed market-rate three-bedroom units will be priced at \$545 per month.

c. Income-Appropriate Range

Based on the preceding analyses, the income-appropriate range required for living at the proposed project with units built to serve households at 50% and 60% of AMHI and higher is as follows:

UNIT TYPE	INCOME RANGE	
	MINIMUM	MAXIMUM
TAX CREDIT (LIMITED TO 50% OF AMHI)	\$18,960	\$26,900
TAX CREDIT (LIMITED TO 60% OF AMHI)	\$19,990	\$32,280
MARKET-RATE	\$24,220	\$60,000

2. METHODOLOGY

The following are the demand components as outlined by the Georgia Department of Community Affairs/Georgia Housing and Finance Authority:

- a. **Demand from New Households:** *New units required in the market area due to projected household growth from migration into the market and growth from existing households in the market should be determined. This should be determined using 2000 renter household census data and projecting forward to the anticipated placed in service date of the project using a growth rate established from a reputable source such as Claritas or the State Data Center. This household projected must be limited to the target population, age and income group and the demand for each income group targeted (i.e. 50% of median income) must be shown separately.*

*In instances where a significant number (more than 20%) of proposed units are comprised of three and four bedroom units, please refine the analysis by factoring in the number of large households (generally 5+ persons). A demand analysis, which does not take this into account, may overestimate demand. Note that our calculations have been reduced to only include **renter-qualified** households.*

b. **Demand from Existing Households:** The second source of demand should be projected from:

- **Rent overburdened households, if any, within the age group, income groups and tenure (renters) targeted for the proposed development.** *In order to achieve consistency in methodology, all analysts should assume that the rent overburdened analysis includes households paying greater than 35% (Family), or greater than 40% (Senior) of their income toward gross rent. Based on the 2000 Census (American Factfinder table H-73), within the city of Bainbridge, approximately 16.1% to 17.4% of Tax Credit renters are considered rent overburdened (depending on the income banding), while only 4.2% of targeted market-rate renters were considered rent overburdened.*
- **Households living in substandard housing (i.e. units that lack complete plumbing or that are overcrowded).** *Households in substandard housing should be determined based on age, income bands and tenure that apply. The analyst should use their own knowledge of the market area and project to determine if households from substandard housing would be a realistic source of demand. The analyst is encouraged to be conservative in his/her estimate of demand from both households that are rent overburdened or living in substandard housing. Based on the 2000 Census (American Factfinder table H-22), 11.8% of all renter-households in Bainbridge were living in substandard housing (lacking complete indoor plumbing and overcrowded households/1+ persons per room).*
- **Elderly Homeowners likely to convert to rentership:** *GDCA recognizes that this type of turnover is increasingly becoming a factor in the demand for elderly tax credit housing. This segment should not account for more than 20% of total demand. Due to the difficulty of extrapolating elderly (65 and over) owner households from elderly renter households, analyst may use the total figure for elderly households in the appropriate income band in order to derive this demand figure. Data from interviews with property managers of active projects regarding renters who have come from homeownership should be used to refine the analysis.*

- **Elderly Households relocating from the following situations may also be considered in determining demand:**

- a) *Seniors relocating from other areas outside the Primary or Secondary Market area.*
- b) *Children subsidizing rents for their parents.*
- c) *Seniors moving from their children’s homes that they had been living with.*

If an analyst utilizes these factors in his calculation of demand, specific documentation must be included in support of his conclusions. These factors may not account for more than 20% of the total demand.

- **Housing For Older Persons Rental Demand** *will be calculated at 10% of the Elderly Qualified Rental Households demand for the Primary Market Area.*
- **Demand for HFOP** *will be based on the Gross demand for Elderly Households plus the rental demand for HFOP.*
- *The maximum income limit for Senior developments will be limited to two-person households regardless of the bedroom type proposed.*

- c. **To accommodate for the Secondary Market Area, the Demand from Existing Qualified Households within the Site Primary Market Area will be multiplied by 15% to account for demand from the Secondary Market Area.** *GDCA recommends that the analyst be conservative when developing the Primary Market Area so as to not overstate market demand due to this multiplier effect.*

Within the Site PMA, we identified four existing LIHTC properties in the market. However, only Courtes de Emerald (Map ID 9) operates without a subsidy and was built during the projection period (2000 to current). In addition, the planned Pine Ridge Estates (discussed in Section G of this analysis) was funded in 2006 and will be directly comparable to the subject site. While we have accounted for the remaining LIHTC properties in the competitive analysis in Section G – Rental Housing Supply of this analysis, we have not included them in the following demand analysis. The following table illustrates Courtes de Emerald and Pine Ridge Estates, the two directly competitive Tax Credit projects funded and/or built during the projection period (2000 to current).

MAP I.D.	PROJECT NAME	YEAR BUILT	LIHTC UNITS	UNITS AT TARGETED AMHI			
				30% AMHI	40% AMHI	50% AMHI	60% AMHI
9	COURTES DE EMERALD	2005	22	3	-	17	2
PLANNED	PINE RIDGE ESTATES	2008	40	-	-	18	22

Courtes de Emerald contains a total of 22 Tax Credit units, of which three are at 30% AMHI (these units have been excluded from our demand calculations, as they are not directly comparable to the proposed site), 17 units are at 50% AMHI, and two units are at 60% AMHI. The directly comparable Tax Credit units at 50% and 60% AMHI are included in our demand calculations. Pine Ridge Estates will contain 40 total Tax Credit units, of which 18 will be at 50% of AMHI and 22 will be at 60% of AMHI. These units have also been accounted for in the following demand table.

In the Bainbridge Site PMA, there are a total of 50 existing market-rate units that have been built since 2000. In addition, there are 70 total market-rate units currently planned and under construction in the area that will be complete by the time the subject site opens. These 120 market-rate units have been accounted for in the following demand analysis.

The following is a summary of our demand calculations:

DEMAND COMPONENT	PERCENT OF MEDIAN HOUSEHOLD INCOME			
	50% (\$18,960 TO \$26,900)	60% (\$24,220 TO \$32,280)	OVERALL TAX CREDIT (\$18,960 TO \$32,280)	MARKET- RATE (\$24,220 TO \$60,000)
DEMAND FROM NEW HOUSEHOLDS (AGE- AND INCOME-APPROPRIATE)	258 – 244 = 14	352 – 336 = 16	400 – 384 = 16	598 – 577 = 21
+				
DEMAND FROM EXISTING HOUSEHOLDS (RENTER IN SUBSTANDARD HOUSING)	258 X 11.8% = 30	352 X 11.8% = 42	400 X 11.8% = 47	598 X 11.8% = 71
+				
DEMAND FROM EXISTING HOUSEHOLDS (RENT OVERBURDENED)	258 X 17.4% = 45	352 X 16.1% = 57	400 X 16.4% = 66	598 X 4.2% = 25
+				
DEMAND FROM SECONDARY MARKET AREA (15% OF DEMAND FROM EXISTING QUALIFIED HOUSEHOLDS IN SITE PMA)	13	17	19	18
=				
DEMAND SUBTOTAL	102	132	148	135
+				
DEMAND FROM EXISTING HOUSEHOLDS (ELDERLY HOMEOWNER CONVERSION)	N/A	N/A	N/A	N/A
+				
DEMAND FROM EXISTING HOUSEHOLDS (ELDERLY HOMEOWNER RELOCATION)	N/A	N/A	N/A	N/A
+				
DEMAND FROM EXISTING HFOP RENTAL HOUSEHOLDS	N/A	N/A	N/A	N/A
=				
TOTAL DEMAND	102	132	148	135
-				
SUPPLY (DIRECTLY COMPARABLE UNITS BUILT AND/OR FUNDED SINCE 2000)	35	24	62	120
=				
NET DEMAND	67	108	86	15
PROPOSED UNITS	13	15	28	7
CAPTURE RATE	19.4%	13.9%	32.6%	46.7%

N/A-Not Applicable (subject project is not age-restricted)

As evidenced by the preceding table, the capture rates for the proposed subject units range from 13.9% to 19.4%, with an overall Tax Credit capture rate of 32.6%. These capture rates are considered good to moderate and indicate that demographic support may exist for the proposed subject LIHTC units. Note, the market-rate capture rate for the seven proposed market-rate units is 46.7% and the overall capture rate for all of the 32 total proposed subject site (Tax Credit and market-rate units combined) is 46.1%. It is important to evaluate that demand by bedroom type, given the fact that the proposed units are three- and four-bedroom units.

Pursuant to GDCA/GHFA guidelines, this analysis has been refined by factoring the number of large households (4+ persons) within the Site PMA. Since the proposed site will include 23 three-bedroom units (65.7% of the total) and 12 four-bedroom units (34.3% of the total), we have based demand on the 2000 Census projections to the 2009 distribution of persons per unit among all renter households. The following is our estimated share of demand by bedroom type within the Site PMA:

ESTIMATED DEMAND BY BEDROOM	
BEDROOM TYPE	PERCENT
ONE-BEDROOM	33.7%
TWO-BEDROOM	37.3%
THREE-BEDROOM	20.6%
FOUR-BEDROOM	8.4%
TOTAL	100.0%

Applying these shares to the income-qualified households yields demand and capture rates of the proposed units by bedroom type as follows:

BEDROOM SIZE (SHARE OF DEMAND)	TARGET % OF AMHI	SUBJECT UNITS	TOTAL DEMAND*	SUPPLY**	NET DEMAND	CAPTURE RATE	ABSORPTION IN NUMBER OF UNITS	MEDIAN GROSS MARKET RENT	SUBJECT GROSS RENTS
THREE-BEDROOM (20.6%)	50%	8	21	15	6	133.3%	0.75/MO	\$647	\$553
THREE-BEDROOM (20.6%)	60%	10	27	10	17	58.8%	0.75/MO	\$647	\$583
THREE-BEDROOM (20.6%)	MRR	5	28	2	26	19.2%	1.0/MO	\$647	\$545
THREE-BEDROOM	TOTAL TAX	18	30	26	4	450.0%	1.5/MO	\$647	\$553 - \$583
FOUR-BEDROOM (8.4%)	50%	5	9	1	8	62.5%	0.5/MO	\$722	\$636
FOUR-BEDROOM (8.4%)	60%	5	11	0	11	45.5%	0.5/MO	\$772	\$651
FOUR-BEDROOM (8.4%)	MRR	2	11	1	10	20.0%	1.0/MO	\$772	\$585
FOUR-BEDROOM	TOTAL TAX	10	12	1	11	90.9%	1.0/MO	\$772	\$636 - \$651

*Includes overlap between the targeted income levels at the subject site.

**Directly comparable units built and/or funded in the project market over the projection period.

MRR – Market-rate

The capture rates by bedroom type are considered moderate to very high and indicate that support for the subject units may be potentially limited. Although the existing properties in the Bainbridge Site PMA have excellent occupancy levels and illustrate a very strong demand for rental housing, the demographic projections for 2009 indicate that a limited number of large family renter households (4+ persons) will be income-eligible in the Bainbridge area. Despite that fact that the overall capture rates are considered good to moderate, once the demand by bedroom type is factored, the support base appears to be limited due to the small share of large renter households (four+ persons) in the area. However, given the extremely strong demand for rental housing in the area coupled with the lack of affordable single-family rental homes, it is our opinion that the subject site may be achievable, but will experience a slow absorption rate. Further, given the limited number of income-eligible, large family renter households in the PMA, the subject project will draw some support from existing rentals, thereby impacting their occupancy rates.

Within the Site PMA in 2009, there will be an estimated 70 large family (4+ person) renter households with incomes eligible to reside in the proposed market-rate units (\$24,220 to \$60,000). The proposed seven market-rate units at the subject site represent a 10.0% capture rate, which is considered good and achievable in the Bainbridge rental market.

The subject site will be the only single-family affordable rental project in Bainbridge and will have a favorable site location in the developing southwestern portion of Bainbridge off of Hubert Dollar Drive. It is our opinion that given the unique single-family rental design of the proposed site and the growing Bainbridge area, the site may be able to attract some additional support from some of the outer lying portions of Decatur County, as well as portions of Grady County and Cairo. However, at this point in time, the support is not considered significant enough to expand the market area. Thus, some minor support will likely come from these areas outside the PMA.

For the purpose of this demand analysis, we have also evaluated the number of larger family (4+ person) households in the Site PMA. According to the demographic projections, illustrated in Section E of this analysis, there will be an estimated 93 large family (4+ person) renter households with eligible incomes between \$18,960 and \$32,280 in the Bainbridge Site PMA in 2009. The proposed 28 Tax Credit units represent a 30.1% capture rate. Although this capture rate is considered high, considering the aforementioned lack of affordable single-family rentals in the area, it is our opinion that the proposed site is achievable. However, absorption will be slower than typical, given the lack of demographic larger family household support in the Bainbridge area.

3. ABSORPTION PROJECTIONS

For the purposes of this analysis, we assume the absorption period at the site begins as soon as the first units are available for occupancy. Since all demand calculations in this report follow GDCA/GHFA guidelines that assume a June 2009 opening date for the site, we also assume that initial units at the site will be available for rent in June 2009.

It is important to note that the only non-subsidized Tax Credit rental project currently in the market, Courtes de Emerald (Map ID 9), began leasing in December 2005 and was able to fill all 28 units within one month of opening. Prior to the opening of Courtes de Emerald, there was likely strong pent up demand for affordable rental housing, which has been somewhat alleviated. In addition, it is important to take into account the fact that the planned Pine Ridge Estates will also have opened and leased units prior to completion of the subject site.

Based on our analysis contained in this report and the strong demand for rental units in the area, it is our conservative opinion that the seven proposed market-rate units at the site will reach a stabilized occupancy of at least 93% within approximately three to four months of opening, averaging an absorption rate of approximately two units per month.

It is also our opinion that based on the aforementioned capture rate calculations found in this analysis and the lack of demographic support from large family (4+ person) households within the Site PMA, the 28 LIHTC units will reach a stabilized occupancy of 93% within approximately 10 to 12 months of opening, with an average absorption rate of only two to three units per month.

SECTION G – RENTAL HOUSING ANALYSIS (SUPPLY)

1. OVERVIEW OF RENTAL HOUSING

Based on the 2000 Census, rental housing comprised 1,809 units, or 36.5% of the entire housing stock. The distributions of the area housing stock in 2000 and 2006 are summarized on the following table:

HOUSING TYPE	2000 CENSUS		2006 (ESTIMATED)	
	HOUSING UNITS	PERCENT	HOUSING UNITS	PERCENT
TOTAL OCCUPIED	4,958	88.0%	5,002	87.4%
OWNER-OCCUPIED	3,149	63.5%	3,193	63.8%
RENTER-OCCUPIED	1,809	36.5%	1,809	36.2%
VACANT	679	12.0%	718	12.6%
TOTAL	5,637	100.0%	5,720	100.0%

Based on the 2000 Census, of the 5,637 total households in the market, 12.0% were vacant. The share of renters and owners in the market has changed slightly over the past six years, with a minimal decrease in renter-occupied households.

We conducted an on-site survey of 29 conventional properties in the Bainbridge Site PMA totaling 785 units. Of these properties, 16 are non-subsidized (market-rate or Tax Credit) with 157 units. Among these non-subsidized units, 97.5% are occupied. We consider this a relatively high occupancy rate and a positive indication of the strength of the non-subsidized conventional apartment market. Note that in June of 2006, when we last surveyed the Bainbridge rental market, the 132 surveyed non-subsidized rental units in the Site PMA were 99.2% occupied. Although the overall occupancy rate has declined slightly in the market, it is due to the three vacancies currently at College Plaza Apartments (Map ID 22), which is still in lease-up and has an additional 16 units under construction. Therefore, excluding this project leaves only one vacant unit among all stabilized rental units in the market, which equates to an overall 99.2% occupancy rate. It is significant that the addition of new market-rate units at College Plaza Apartments has not adversely impacted the occupancy levels of any existing rental units in the market.

In addition to these conventional apartment units surveyed, we also identified a number of single-family homes and duplexes for rent in the area. However, these non-conventional rentals are typically privately owned, scattered-site properties. Overall, the rental market in Bainbridge appears to be very strong, which is a positive indicator of the potential demand for the subject site. There are currently 70 units under construction in the Bainbridge area.

As evidenced in our field survey, there are also 13 government-subsidized projects in the market with a total of 628 units. These units have an overall occupancy rate of 100.0%. These projects operate under various programs, including HUD Section 8, Rural Development 515, and Public Housing.

According to area apartment managers, rents have increased at an estimated annual rate of approximately 1.5%, and demand for rental housing has historically been very high, as it is currently.

The following table summarizes the breakdown of market-rate and Tax Credit units within the Site PMA:

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANCY	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	37	27.4%	0	0.0%	\$523
TWO-BEDROOM	1.0	38	28.1%	3	7.9%	\$583
TWO-BEDROOM	2.0	35	25.9%	1	2.9%	\$661
TWO-BEDROOM	2.5	8	5.9%	0	0.0%	\$721
THREE-BEDROOM	1.0	3	2.2%	0	0.0%	\$538
THREE-BEDROOM	2.0	11	8.1%	0	0.0%	\$711
FOUR-BEDROOM	2.0	3	2.2%	0	0.0%	\$729
TOTAL MARKET-RATE		135	100.0%	4	3.0%	-
TAX CREDIT						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANCY	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	1	4.5%	0	0.0%	\$263
TWO-BEDROOM	2.0	10	45.5%	0	0.0%	\$523
THREE-BEDROOM	2.0	10	45.5%	0	0.0%	\$606
FOUR-BEDROOM	2.0	1	4.5%	0	0.0%	\$677
TOTAL TAX CREDIT		22	100.0%	0	0.0%	-

As previously stated, of the 157 non-subsidized units that were surveyed, 97.5% are occupied. More specifically, the market-rate units are 97.0% occupied, and the Tax Credit units are 100.0% occupied.

The distribution of units by bedroom type is typical for a market such as the Bainbridge Site PMA. Demand for all unit types is extremely high with three vacant two-bedroom/one-bath units found at the aforementioned College Plaza Apartments. The additional vacant unit is a two-bedroom/two-bath unit at West Oaks (Map ID 21). As previously stated, the extremely high demand for rental product in the Bainbridge area is evidenced by the extremely low vacancy rate in the preceding table.

We rated each property surveyed on a scale of A through E. All properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping, and grounds appearance). Following is a distribution by quality rating, units, and vacancies.

MARKET-RATE			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	5	49	0.0%
B+	2	38	7.9%
B	5	42	2.4%
B-	1	3	0.0%
C+	2	2	0.0%
C	1	1	0.0%
TAX CREDIT			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	1	22	0.0%

As illustrated in the preceding table, the three vacancies in the market are located in the newly constructed “B+” quality product, College Plaza Apartments. The other vacant unit in the market, at West Oaks, is considered a “B” quality product. The subject site will have an anticipated quality of “A,” which should add to the marketability of the site.

2. SURVEY OF COMPARABLE/COMPETITIVE PROPERTIES

Tax Credit Units

The proposed subject project will include 35 total units, of which seven will be non-income-restricted market-rate, and 28 will be Low-Income Housing Tax Credit (LIHTC) units. We identified four existing LIHTC projects within the Bainbridge Site PMA. Courtes de Emerald (Map ID 9) is the only directly comparable project operating solely under the Tax Credit program, with five additional market-rate units. Note the three other comparable properties, Brierwood Apartments II (Map ID 6), Riverdell Apartments (Map ID 17), and Selman Place (Map ID 20) are government-subsidized under the RD 515 program. Furthermore, all of the units at Riverdell Apartments operate with Rental Assistance, all but eight units at the senior-restricted Brierwood Apartments II operate with Rental Assistance, and all of the Tax Credit units at Selman Place operate with Rental Assistance and are restricted to seniors. Typically senior projects are not considered comparable to family projects; however, we have included these two senior projects in this comparable analysis due to the lack of existing family-oriented comparable projects. Although Riverdell Apartments, Brierwood Apartments II, and Selman Place will not be directly comparable to the subject site, we have included them in the following competitive analysis, since there are no more competitive, existing market-rate rentals charging rents within 10% of the subject rent levels.

It is notable that there is a proposed Tax Credit project, Pine Ridge Estates, which received Tax Credit funding in 2006 and will be considered comparable to the subject site. This project will be located just south of the subject site, on the south side of Hubert Dollar Drive. Although construction has yet to begin on this project, planning representatives, as well as the developer of the project stated that the Pine Ridge Estates should be open by mid 2008. The project will consist of 40 two- and three-bedroom rental units. Although the details of the project may change prior to opening, since this project will be directly comparable to the subject site and operate solely under the Tax Credit program guidelines, we have included its proposed project concept in the following competitive analysis.

These four existing LIHTC projects and the one planned Tax Credit project are considered comparable with the proposed subject development for the purpose of this analysis because they target households with incomes similar to those that will be targeted at the subject site. These five competitive Tax Credit properties and the proposed subject development are summarized as follows. (Note: Information regarding property address and phone number, contact name, date of contact, and utility responsibility is included in Addendum A-Field Survey of Conventional Rentals of this report):

MAP I.D.	PROJECT NAME	YEAR BUILT/*	LIHTC UNITS	OCCUPANCY RATE	PHYSICAL CONDITION	TARGET MARKET
SITE	RIDGEFIELD PLACE	2009	28**	-	-	FAMILIES 50%, 60% AMHI
6	BRIERWOOD APTS. II	1982/2002	18	100.0%	GOOD	SENIORS (62+) 60% AMHI
9	COURTES DE EMERALD	2005	22**	100.0%	EXCELLENT	FAMILIES 30%, 50%, 60% AMHI
17	RIVERDELL APTS.	1989	38	100.0%	FAIR	FAMILIES 60% AMHI
20	SELMAN PLACE	2003	44**	100.0%	EXCELLENT	SENIORS (62+) 50%, 60% AMHI
P&P	PINE RIDGE ESTATES	2008	40	-	-	FAMILIES 50%, 60% AMHI

*Year renovated

**Additional market-rate units not included in the total

P&P – Planned and proposed

The comparable properties have a combined occupancy rate of 100.0%. Courtes de Emerald has a 50- to 60-household waiting list for the market-rate units, a 30- to 40-household waiting list for the Tax Credit units at 50% of AMHI, and a 10-household waiting list for the Tax Credit units at 60% of AMHI. Brierwood Apartments II currently maintains an eight- to 12-month waiting list, while Riverdell Apartments and Selman Place both have a six- to 12-month wait list. These current waiting lists at the existing Tax Credit projects in the market are a more clear indication of the extremely high demand for affordable rental units in the area.

Selman Place was built in 2003 and is considered to have a similar overall quality and aesthetic appeal to the proposed site. Riverdell Apartments and Brierwood Apartments II were both built in the 1980s. Although Brierwood Apartments II was renovated in 2002, Courtes de Emerald and the subject site, Ridgefield Place, have and will have notably more aesthetically appealing appearances as the most modern rental projects available. In fact, the proposed Ridgefield Place site will be the first and only affordable single-family rental community in the Bainbridge Site PMA. This should give the project a competitive advantage simply based on the project design.

Gross Tax Credit rents for the competing projects and the proposed rents at the subject site, as well as their unit mix are listed in the following table (The proposed market-rate rents at the subject site are evaluated in further detail later in this section):

MAP I.D.	PROJECT NAME	GROSS LIHTC RENT-% AMHI (UNITS)				RENT SPECIALS
		ONE-BR.	TWO-BR.	THREE-BR.	FOUR-BR.	
SITE	RIDGEFIELD PLACE	-	-	\$553-50% (8) \$583-60% (10)	\$636-50% (5) \$651-60% (5)	-
6	BRIERWOOD APTS. II*	\$402-\$546-60% (18)	-	-	-	NONE
9	COURTES DE EMERALD	\$263-30% (1)	\$315-30% (1) \$543-50% (8) \$533-60% (1)	\$364-30% (1) \$595-50% (8) \$647-60% (1)	\$677-50% (1)	NONE
17	RIVERDELL APTS.*	\$423-\$493-60% (34)	\$458-\$583-60% (4)	-	-	NONE
20	SELMAN PLACE*	\$398-\$472-50% (11) \$398-\$472-60% (11)	\$473-\$503-50% (11) \$473-\$503-60% (11)	-	-	NONE
P&P	PINE RIDGE ESTATES	-	\$486-50% (11) \$486-60% (13)	\$546-50% (7) \$546-60% (9)	-	-

*Basic and market rents listed

The proposed subject LIHTC rents, \$553 to \$583 for a three-bedroom unit and \$636 to \$651 for a four-bedroom unit, will be very competitively priced in the market. However, the three mixed Tax Credit and government-subsidized properties (Brierwood Apartments II, Riverdell Apartments, and Salem Place) effectively operate under the RD 515 program, with tenants receiving rental assistance and paying 30% of their income towards rent.

Although the proposed three-bedroom rent levels at the subject site are slightly higher than the proposed three-bedroom rents at Pine Ridge Estates, across Hubert Dollar Drive from the subject site, the fact that the site offers single-family rental units increases the site's marketability.

The unit sizes (square footage) and number of bathrooms included in each of the different LIHTC unit types offered in the market are compared with the subject development in the following table.

MAP LD.	PROJECT NAME	SQUARE FOOTAGE				NUMBER OF BATHS			
		ONE- BR.	TWO- BR.	THREE- BR.	FOUR- BR.	ONE- BR.	TWO- BR.	THREE- BR.	FOUR- BR.
SITE	RIDGEFIELD PLACE	-	-	1,184	1,465	-	-	2.0	2.0
6	BRIERWOOD APTS. II	500	-	-	-	1.0	-	-	-
9	COURTES DE EMERALD	730	915	1,084	1,234	1.0	2.0	2.0	2.0
17	RIVERDELL APTS.	475	685	-	-	1.0	1.0	-	-
20	SELMAN PLACE	752	870	-	-	1.0	1.0	-	-
P&P	PINE RIDGE ESTATES	-	942	1,103	-	-	1.5	2.0	-

The proposed development will offer the largest three- and four-bedroom rental units in the market. In addition, the two full baths offered will be competitive with the existing Courtes de Emerald and the planned Pine Ridge Estates. Overall, the unit sizes, number of bathrooms offered, and single-family design at the proposed site will be far superior to existing comparable projects in the area.

The following tables compare the amenities of the subject development with the other LIHTC projects in the market.

COMPARABLE PROPERTIES AMENITIES - BAINBRIDGE, GEORGIA

MAP ID	APPLIANCES							UNIT AMENITIES												
	RANGE	REFRIGERATOR	ICEMAKER	DISHWASHER	DISPOSAL	MICROWAVE	CENTRAL AC	WINDOW AC	FLOOR COVERING	WASHER AND DRYER	W/D HOOKUP	PATIO/DECK/BALCONY	CELLING FAN	BASEMENT	INTERCOM	SECURITY	WINDOW TREATMENTS	E-CALL BUTTONS	PARKING	OTHER
SITE	X	X		X	X	X	X		C		X						B		OS	
9	X	X			X	X	X		C		X		X				B		S	
20	X	X		X	X		X		C		X	X					B		S	
6	X	X		X	X		X		C		X						B		S	
17	X	X					X		C		X	X					B		S	

MAP ID	PROJECT AMENITIES																	
	POOL	ON-SITE MGMT	LAUNDRY	CLUB HOUSE	COMMUNITY SPACE	FITNESS CENTER	JACUZZI / SAUNA	PLAYGROUND	TENNIS COURT	SPORTS COURT	STORAGE	ELEVATOR	SECURITY GATE	BUSINESS CENTER	LIBRARY	PICNIC AREA	SOCIAL SERVICES	OTHER
SITE		X	X	X	X	X		X							X	X		COMPUTER CENTER GAZEBO
9		X	X	X		X		X								X		
20		X	X															PUTTING GREEN
6		X	X															
17		X	X															

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

X - All Units
S - Some Units
O - Optional

C - Carpet
H - Hardwood
V - Vinyl

B - Blinds
C - Curtains
D - Drapes

A - Attached
C - Carport
D - Detached
O - Off Street
S - Surface

Surveyed - June 2007



The amenity packages included at the proposed subject development will be competitive with Courtes de Emerald and superior to the other three competitive low-income projects. The subject development does not appear to be lacking any amenities that would significantly hinder its marketability to operate as a Low-Income Housing Tax Credit project. In fact, the community amenities offered at the subject site, including a gazebo/picnic area, clubhouse with community space and computer center, exercise facility, laundry facilities, library, and playground, should make the project very competitive in the market.

Based on our analysis of the rents, unit sizes (square footage), amenities, location, quality, and occupancy rates of the existing low-income properties within the market, it is our opinion that the proposed subject development will be very competitive in the Bainbridge market and will have a competitive advantage over most existing product, especially considering the single-family home design.

The anticipated occupancy rates of the existing comparable Tax Credit developments following construction of the subject site are as follows:

PROJECT	CURRENT OCCUPANCY RATE	ANTICIPATED OCCUPANCY RATE THROUGH 2007
COURTES DE EMERALD	100.0%	100.0%
BRIERWOOD APTS. II	100.0%	100.0%
RIVERDELL APTS.	100.0%	98.0%+
SELMAN PLACE	100.0%	100.0%

Development of the subject site is expected to have little, if any, effect on the future occupancies of the competing Tax Credit projects, particularly given the fully occupied units and lengthy waiting lists at each of the comparable properties. Most of the existing units at Brierwood Apartments II, Riverdell Apartments, and Selman Place are receiving rental assistance and likely paying lower rents than the proposed subject units. Thus, these projects are not anticipated to be adversely impacted by the subject site. Courtes de Emerald has a current waiting list of six months to one year and will likely not incur any vacancies from the development of the subject site.

The planned Pine Ridge Estates is projected to open in mid 2008, which we anticipate will be fully occupied by the time the subject site opens. Although the addition of these 40 Tax Credit units to the market may have a slightly slowing impact on absorption at the subject site, we do not anticipate this will be significant, especially given the lengthy waiting lists in the area.

Market-rate Units

The proposed project will include seven market-rate units among its 35 total units. The proposed project will be of the highest quality and will offer one of the most comprehensive amenity packages in the market. Considering the subject site offers three- and four-bedroom single-family rental homes and the Bainbridge rental market does not offer any single-family rental community similar to the proposed site, we identified six properties offering three- and four-bedroom market-rate units within the Site PMA that offer quality, rents, and features comparable to the subject project. It should be reiterated that the Bainbridge Site PMA currently is lacking a significant share of non-subsidized three- and four-bedroom rental units. Thus, we have compared the subject site to the existing properties with similar unit types, where available. The following table illustrates the six competitive properties and the proposed subject development:

MAP I.D.	PROJECT NAME	YEAR BUILT/RENOVATED	MRR UNITS	OCCUPANCY RATE	CONCESSIONS	DISTANCE TO SITE
SITE	RIDGEFIELD PLACE	2009	7*	-	NONE	-
2	1651 MITCHELL ST.	1975	18	100.0%	NONE	3.5 MILES
9	COURTES DE EMERALD	2005	6*	100.0%	NONE	3.7 MILES
26	109 THOMAS ST.	1974	1	100.0%	NONE	2.5 MILES
27	1642 MITCHELL ST.	1980	3	100.0%	NONE	3.6 MILES
28	639 RANDOLPH CT.	1988/2005	1	100.0%	NONE	2.3 MILES
29	1057 CUMBERLAND CT.	1980	1	100.0%	NONE	4.8 MILES

*Additional Tax Credit units not included in total

The comparable properties are all fully occupied. This is considered excellent for non-government assisted properties and is a clear indication of the strong demand for market-rate rental housing.

Collected rents and unit mixes for units at the competing projects and the proposed rents at the subject site are listed in the following table:

MAP I.D.	PROJECT NAME	COLLECTED RENT (NUMBER OF UNITS/VACANCIES)			
		ONE-BR.	TWO-BR.	THREE-BR.	FOUR-BR.
SITE	RIDGEFIELD PLACE	-	-	\$545 (3/-)	\$585 (2/-)
2	1651 MITCHELL ST.	-	\$550 (12/0)	\$575 (6/0)	-
9	COURTES DE EMERALD	\$300 (1/0)	\$440 (2/0)	\$525 (2/0)	\$560 (1/0)
26	109 THOMAS ST.	-	-	-	\$600 (4/0)
27	1642 MITCHELL ST.	-	-	\$575-\$600 (3/0)	-
28	639 RANDOLPH CT.	-	-	\$600 (1/0)	-
29	1057 CUMBERLAND CT.	-	-	-	\$650 (1/0)

The proposed three-bedroom subject market-rate rent of \$545 and the proposed four-bedroom market-rate rent of \$585 are lower than the existing comparable market-rate rents in the market, with the exception of Courtes de Emerald. When the superior quality and features of the subject site are considered, it appears that the proposed market-rate units at the subject site will likely be perceived as a genuine value in the market.

The unit sizes (square footage) and number of bathrooms included in each of the different unit types offered in the market are compared with the subject development in the following table:

MAP I.D.	PROJECT NAME	SQUARE FOOTAGE				NUMBER OF BATHS			
		ONE-BR.	TWO-BR.	THREE-BR.	FOUR-BR.	ONE-BR.	TWO-BR.	THREE-BR.	FOUR-BR.
SITE	RIDGEFIELD PLACE	-	-	1,184	1,465	-	-	2.0	2.0
2	1651 MITCHELL ST.	-	788	922	-	-	2.0	2.0	-
9	COURTES DE EMERALD	730	915	1,084	1,234	1.0	2.0	2.0	2.0
26	109 THOMAS ST.	-	-	-	1,490	-	-	-	2.0
27	1642 MITCHELL ST.	-	-	950-1,100	-	-	-	2.0	-
28	639 RANDOLPH CT.	-	-	1,210	-	-	-	1.0	-
29	1057 CUMBERLAND CT.	-	-	-	1,460	-	-	-	2.0

Overall, the subject site will offer competitive three- and four-bedroom units in the market and a competitive number of bathrooms in each unit type. Given the fact that the subject site will offer a community of single-family rental homes with a comprehensive community amenities package and appealing aesthetic appeal, the subject units will likely experience a competitive advantage over the comparable market-rate units in the market.

The following table compares the amenities of the subject development with the most comparable projects in the market.

COMPARABLE PROPERTIES AMENITIES - BAINBRIDGE, GEORGIA

MAP ID	APPLIANCES						UNIT AMENITIES													
	RANGE	REFRIGERATOR	ICEMAKER	DISHWASHER	DISPOSAL	MICROWAVE	CENTRAL AC	WINDOW AC	FLOOR COVERING	WASHER AND DRYER	W/D HOOKUP	PATIO/DECK/BALCONY	CELLING FAN	BASEMENT	INTERCOM	SECURITY	WINDOW TREATMENTS	E-CALL BUTTONS	PARKING	OTHER
SITE	X	X		X	X	X	X		C		X						B		O,S	
2	X	X			X		X		C		X	X	S				B		S	
26	X	X		X			X												S	
27	X	X		X			X		C		X						B		S	
28	X	X		X	X		X		C		X						B		C,S	
29	X	X			X		X		C		X	X					B		D	
9	X	X			X	X	X		C		X		X				B		S	

MAP ID	PROJECT AMENITIES																OTHER	
	POOL	ON-SITE MGMT	LAUNDRY	CLUB HOUSE	COMMUNITY SPACE	FITNESS CENTER	JACUZZI / SAUNA	PLAYGROUND	TENNIS COURT	SPORTS COURT	STORAGE	ELEVATOR	SECURITY GATE	BUSINESS CENTER	LIBRARY	PICNIC AREA		SOCIAL SERVICES
SITE		X	X	X	X	X		X							X	X		COMPUTER CENTER GAZEBO
2																		
26																		
27																		
28																		
29																		
9		X	X	X		X		X								X		

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

X - All Units
S - Some Units
O - Optional

C - Carpet
H - Hardwood
V - Vinyl

B - Blinds
C - Curtains
D - Drapes

A - Attached
C - Carport
D - Detached
O - Off Street
S - Surface

Surveyed - June 2007



The six comparable market-rate projects in the Bainbridge Site PMA are relatively small projects, ranging in size from single-family homes to 24 units. As such, with the exception of Courtes de Emerald, these projects do not offer many, if any project amenities. Thus, the subject community will have a competitive advantage over these properties based on the comprehensive amenities package offered, which includes a clubhouse with on-site management, community space, computer center, exercise facility, laundry facility, gazebo/picnic area and library. Most of the comparable market-rate properties offer washer/dryer hookups in each unit, partially minimizing the competitive value of the subject site's laundry facility. In addition, these properties also offer a patio, which is not offered at the subject site. Nonetheless, the amenities offered at the subject site are superior to those offered at the comparable market-rate projects in the market. In addition, the fact that the subject site will consist of single-family homes in a rental community offering a comprehensive community amenities package, will give the site a competitive in the market.

Based on our analysis of the rents, unit sizes (square footage), amenities, location, quality, and occupancy rates of the comparable market-rate properties within the market, it is our opinion that the proposed subject development will be competitive with and actually superior to these properties.

3. SUMMARY OF ASSISTED PROJECTS

There are a total of 14 federally subsidized and/or Tax Credit apartment developments in the Bainbridge Site PMA. They are summarized as follows:

MAP I.D.	PROJECT NAME	TYPE	YEAR BUILT/ RENOVATED	TOTAL UNITS	OCCUP.	COLLECTED RENTS			
						ONE-BR.	TWO-BR.	THREE-BR.	FOUR-BR.
1	THE RIVERS APTS.	SEC. 8	1981	114	100.0%	\$547	\$626	\$744	-
5	BRIERWOOD APTS. I	RD 515	1978	56	100.0%	\$335-\$407	\$350-\$429	\$380-\$467	-
6	BRIERWOOD APTS. II	TAX/RD 515	1982/2002	18	100.0%	\$319-\$463	-	-	-
9	COURTES DE EMERALD	TAX	2005	22*	100.0%	\$191	\$222-\$405	\$249-\$495	\$532
10	GIBB BAINBRIDGE VILLAGE	SEC. 8	1984	20	100.0%	\$413	\$413	-	-
11	GIBBS-MILES HOMES	P.H	1980	74	100.0%	\$283	\$340	\$416	-
12	HARVEST HOMES APTS.	RD 514/516	2004	22	100.0%	-	\$432	\$496	\$626
13	HUTLO MC IVER HOMES	P.H	1973	70	100.0%	\$283	\$340	\$416	\$539
14	KING WEST	P.H	1974	59	100.0%	\$283	\$340	\$416	\$539
15	LANDMARK APTS.	RD 515	1985	38	100.0%	\$315-\$410	\$340-\$480	-	-
16	LANDMARK MANOR APTS.	RD 515	1987	40	100.0%	\$300-\$395	\$325-\$465	-	-
17	RIVERDELL APTS.	TAX/RD 515	1989	38	100.0%	\$335-\$405	\$345-\$470	-	-
18	SIMMONS HOMES	P.H	1966	35	100.0%	\$283	\$340	\$416	\$539
20	SELMAN PLACE	MRR/TAX/ RD 515	2003	44*	100.0%	\$315-\$389	\$365-\$395	-	-
TOTAL				650	100.0%				

OCCUP-Occupancy

MRR-Market-rate; TAX-Tax Credit; SEC. 8-HUD Section 8; PH-Public Housing; RD 515-Rural Development 515; RD 514/516-Rural Development 514 and 516

*Market-rate units not included in total.

There are a total of 650 federally subsidized and/or Tax Credit apartment developments located within the Bainbridge Site PMA. The overall occupancy is 100.0%, indicating an extremely strong market among these types of affordable apartments. Many of these existing projects currently maintain lengthy waiting lists.

4. PLANNED MULTIFAMILY DEVELOPMENT

Based on our interviews with various planning representatives from Bainbridge, it was determined that the city is aware of only one additional multifamily Tax Credit project planned for the area. Pine Ridge Estates is a planned family-oriented Tax Credit project located on Hubert Dollar Drive just south of the subject site, which received Tax Credit allocations in 2006 and will be directly comparable to the family-oriented proposed subject site. In addition, The Tropics (Map ID 23) is currently under construction and will be open by the fall of 2007. This project is market-rate and is adjacent to the subject site. College Plaza Apartments (Map ID 22) currently contains 24 operational market-rate rental units and an additional 16 under construction.

Planning officials in Bainbridge were also aware of a proposed Tax Credit project, Courtes de Emerald II, which is applying for Tax Credit funding in 2007. Since this project has not received financing, we have not included it in our demand calculations found in Section F of this analysis. The planned and under construction developments in the market are summarized as follows:

PROJECT NAME (LOCATION)	DEVELOPER	PROJECT TYPE	TOTAL UNITS	PROJECT SPECIFICS	DEVELOPMENT STATUS	ANTICIPATED OPENING DATE
PINE RIDGE ESTATES (HUBERT DOLLAR DRIVE AND S. OLD QUINCY RD.)	BAINBRIDGE HOUSING ASSOCIATES, LP	TAX CREDIT – FAMILY 50% & 60% OF AMHI	40 UNITS	24 TWO-BR. 16 THREE-BR. UNITS	APPROVED BY CITY – RECEIVED TAX CREDIT FUNDING – 2006	2008
THE TROPICS (HUBERT DOLLAR DR.)	TERRY ELLIS	MARKET- RATE	54	26 ONE-BR. 28 TWO-BR. UNITS	CURRENTLY UNDER CONSTRUCTION	FIRST 14 TO 24 UNITS OPEN IN 2007
COLLEGE PLAZA APTS. (1901 CARLINE ST.)	COLLEGE PLAZA, LP	MARKET- RATE	40 UNITS	20 ONE-BR. 20 TWO-BR. UNITS	24 UNITS OPEN – 16 UNITS UNDER CONSTRUCTION	BY FALL 2007
COURTES DE EMERALD II (1500 S. WASHINGTON ST.)	PARTNERSHIP HOUSING AFFORDABLE TO SOCIETY EVERYWHERE, INC	TAX CREDIT	32 UNITS (22 LIHTC, 10 MRR)	4 ONE-BR. 12 TWO-BR. 12 THREE-BR. 4 FOUR-BR. UNITS	APPROVED BY CITY – APPLYING FOR TAX CREDIT FUNDING	JULY 2009

As previously discussed, Pine Ridge Estates will be directly comparable to the subject site, as it will offer two- and three-bedroom affordable rental units targeting families with incomes up to 50% and 60% of AMHI, directly across Hubert Dollar Drive from the subject site. In addition, The Tropics will also be somewhat comparable to the subject market-rate units, as this project is adjacent to the subject site. However, since these projects are anticipated to be complete and occupied before the subject



site opens, we do not anticipate its impact to be significant, given the lengthy waiting list at the existing projects in the market. The other two market-rate rental projects will likely only be directly comparable to the market-rate units at the subject site, as these projects target households with primarily higher incomes than the subject Tax Credit units.

Since Ridgefield Place is currently applying for Tax Credits and no allocations have been received at this point, we have not accounted for it in our demand calculations.

5. MARKET-DRIVEN RENT ADVANTAGE

We identified six market-rate properties within the Bainbridge Site PMA that we consider most comparable to the proposed subject development. As previously stated, there are a limited number of comparable market-rate properties from which to choose. Furthermore, the Bainbridge rental market has a small share of three- and four-bedroom rentals. Thus, we selected the six most comparable projects in the area that were available. These selected properties are used to derive market rent for a project with characteristics similar to the proposed subject development. It is important to note that for the purpose of this analysis, we only select market-rate properties. Market-rate properties are used to determine rents that can be achieved in the open market for the proposed subject units without maximum income and rent restrictions.

The basis for the selection of these projects includes, but is not limited to, the following factors:

- Surrounding neighborhood characteristics
- Target market (seniors, families, disabled, etc.)
- Unit types offered (garden or townhouse, bedroom types, etc.)
- Building type (single-story, mid-rise, high-rise, etc.)
- Unit and project amenities offered
- Age and appearance of property

Since it is unlikely that any two properties are identical to each other, we adjust the collected rent (the actual rent paid by tenants) of the selected properties according to whether or not they compare favorably or not with the subject development. Rents of projects that have additional or better features than the subject site are adjusted negatively, while projects with inferior or less features are adjusted positively. For example, if the proposed subject project does not have a washer or dryer and a selected property does, then we lower the collected rent of the selected property by the estimated value of a washer and dryer so that we may derive a *market rent advantage* for a project similar to the proposed project.

The rent adjustments used in this analysis are based on various sources, including known charges for additional features within the Site PMA, estimates made by area property managers and realtors, quoted rental rates from furniture rental companies, and the prior experience of VWB Research in markets nationwide.

The proposed subject development and the six selected properties include the following:

MAP I.D.	PROJECT NAME	YEAR BUILT/ RENOVATED	UNITS	OCCUPANCY RATE	CONCESSIONS	DISTANCE TO SITE
SITE	RIDGEFIELD PLACE	2009	7*	-	NONE	-
2	1651 MITCHELL ST.	1975	18	100.0%	NONE	3.5 MILES
9	COURTES DE EMERALD	2005	6*	100.0%	NONE	3.7 MILES
26	109 THOMAS ST.	1974	1	100.0%	NONE	2.5 MILES
27	1642 MITCHELL ST.	1980	3	100.0%	NONE	3.6 MILES
28	639 RANDOLPH CT.	1988/2005	1	100.0%	NONE	2.3 MILES
29	1057 CUMBERLAND CT.	1980	1	100.0%	NONE	4.8 MILES

*Market-rate units only

As previously stated, all six of the comparable market-rate properties are all fully occupied. This is considered excellent for non-government assisted properties and is an indication of the strong demand for rental housing.

The Rent Comparability Grids on the following pages show the collected rents for each of the selected properties and illustrate the adjustments made (as needed) for various features and location or neighborhood characteristics, as well as quality differences that exist between the selected properties and the proposed subject development.

Rent Comparability Grid

Unit Type → **THREE BEDROOM**

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Ridgefield Place		Courtes de Emerald		1651 Mitchell St.		1642 Mitchell St.		639 Randolph St.			
Hubert Dollar Dr.		1500 S. Washington St.		1651 Mitchell St.		1642 Mitchell St.		639 Randolph St.			
Bainbridge, GA		Bainbridge, GA		Bainbridge, GA		Bainbridge, GA		Bainbridge, GA			
Data on Subject		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
A. Rents Charged											
1	\$ Last Rent / Restricted?	\$525		\$575		\$600		\$600			
2	Date Surveyed	Jun-07		Jun-07		Jun-07		Jun-07			
3	Rent Concessions	None		None		None		None			
4	Occupancy for Unit Type	100%		100%		100%		100%			
5	Effective Rent & Rent/ sq. ft	\$525	0.48	\$575	0.62	\$600	0.55	\$600	0.50		
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	SFH/1		WU/2		WU/2		SFH/1			
7	Yr. Built/Yr. Renovated	2009		2005 \$4		1975 \$34		1980 \$29		1988/2005 \$12	
8	Condition/Street Appeal	E		E		G \$15		G \$15		G \$15	
9	Neighborhood	G		G		G		G		G	
10	Same Market?			Yes		Yes		Yes		Yes	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	3		3		3		3			
12	# Baths	2		2		2		1	\$30		
13	Unit Interior Sq. Ft.	1184	\$20	1084	\$52	922	\$17	1100	(\$5)	1210	
14	Balcony/ Patio	N		N		Y (\$5)		N		N	
15	AC: Central/ Wall	C		C		C		C		C	
16	Range/ refrigerator	R/F		R/F		R/F		R/F		R/F	
17	Microwave/ Dishwasher	Y/Y	\$10	Y/N	\$15	N/Y	\$5	N/Y	\$5	N/Y	\$5
18	Washer/Dryer	HU/L		HU/L	\$5	HU	\$5	HU	\$5	HU	\$5
19	Floor Coverings	C		C		C		C		C	
20	Window Coverings	B		B		B		B		B	
21	Intercom/Security System	N/N		N/N		N/N		N/N		N/N	
22	Garbage Disposal	Y		Y		N	\$5	Y		Y	
23	Ceiling Fans	N	(\$5)	Y	(\$5)	N		N		N	
D. Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	LOT/\$0		LOT/\$0		LOT/\$0		LOT/\$0		CARPOR	(\$20)
25	On-Site Management	Y		Y		N \$5		N \$5		N \$5	
26	Security Gate	N		N		N		N		N	
27	Clubhouse/ Meeting Rooms	Y/Y	\$5	Y/N	\$10	N/N	\$10	N/N	\$10	N/N	\$10
28	Pool/ Recreation Areas	F/L	\$3	F	\$8	N	\$8	N	\$8	N	\$8
29	Computer Center	Y	\$3	N	\$3	N	\$3	N	\$3	N	\$3
30	Picnic Area	Y		Y	\$3	N	\$3	N	\$3	N	\$3
31	Playground	Y		Y	\$3	N	\$3	N	\$3	N	\$3
32	Social Sevices	N		N		N		N		N	
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/E		N/E		N/G		N/G		N/G	
34	Cooling (in rent?/ type)	N/E		N/E		N/E		N/E		N/E	
35	Cooking (in rent?/ type)	N/E		N/E		N/E		N/G		N/E	
36	Hot Water (in rent?/ type)	N/E		N/E		N/E		N/G		N/E	
37	Other Electric	N		N		N		N		N	
38	Cold Water/ Sewer	N/N	(\$30)	Y/Y	(\$30)	Y/Y	(\$30)	Y/Y	(\$30)	Y/Y	(\$30)
39	Trash/Recycling	Y/N		Y/N		Y/N		Y/N		Y/N	
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	6	1	11	2	12		11	2		
41	Sum Adjustments B to D	\$45	(\$5)	\$153	(\$10)	\$108		\$99	(\$25)		
42	Sum Utility Adjustments		(\$30)		(\$30)		(\$30)		(\$30)		
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
<i>Net/ Gross Adjmts B to E</i>		\$10	\$80	\$113	\$193	\$78	\$138	\$44	\$154		
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$535		\$688		\$678		\$644			
45	Adj Rent/Last rent		102%		120%		113%		107%		
46	Estimated Market Rent	\$625	\$0.53 ←	Estimated Market Rent/ Sq. Ft							

Rent Comparability Grid

Unit Type → **FOUR BEDROOM**

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Ridgefield Place		Courtes de Emerald		109 Thomas St.		1057 Cumberland Ct.					
Hubert Dollar Dr.		1500 S. Washington St.		109 Thomas St.		1057 Cumberland Ct.					
Bainbridge, GA		Bainbridge, GA		Bainbridge, GA		Bainbridge, GA					
A.	Rents Charged	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$560		\$600		\$650					
2	Date Surveyed	Jun-07		Jun-07		Jun-07					
3	Rent Concessions	None		None		None					
4	Occupancy for Unit Type	100%		100%		100%					
5	Effective Rent & Rent/ sq. ft	\$560	0.45	\$600	0.40	\$650	0.45				
B.	Design, Location, Condition	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	SFH/1		SFH/1		SFH/1					
7	Yr. Built/Yr. Renovated	2009	\$4	1974	\$35	1980	\$29				
8	Condition /Street Appeal	E		F	\$30	G	\$15				
9	Neighborhood	G		F	\$10	G					
10	Same Market?	Yes		Yes		Yes					
C.	Unit Equipment/ Amenities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	4		4		4					
12	# Baths	2		2		2					
13	Unit Interior Sq. Ft.	1465	\$46	1490	(\$5)	1460	\$1				
14	Balcony/ Patio	N		N		Y	(\$5)				
15	AC: Central/ Wall	C		C		C					
16	Range/ refrigerator	R/F		R/F		R/F					
17	Microwave/ Dishwasher	Y/Y	\$10	N/Y	\$5	N/N	\$15				
18	Washer/Dryer	HU/L		N	\$15	HU	\$5				
19	Floor Coverings	C		C		C					
20	Window Coverings	B		N	\$5	B					
21	Intercom/Security System	N/N		N/N		N/N					
22	Garbage Disposal	Y		N	\$5	Y					
23	Ceiling Fans	N	(\$5)	N		N					
D.	Site Equipment/ Amenities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	LOT/\$0		LOT/\$0		D-GAR	(\$40)				
25	On-Site Management	Y		N	\$5	N	\$5				
26	Security Gate	N		N		N					
27	Clubhouse/ Meeting Rooms	Y/Y	\$5	N/N	\$10	N/N	\$10				
28	Pool/ Recreation Areas	F/L	\$3	N	\$8	N	\$8				
29	Computer Center	Y	\$3	N	\$3	N	\$3				
30	Picnic Area	Y		N	\$3	N	\$3				
31	Playground	Y		N	\$3	N	\$3				
32	Social Sevices	N		N		N					
E.	Utilities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/E		N/G		N/G					
34	Cooling (in rent?/ type)	N/E		N/E		N/E					
35	Cooking (in rent?/ type)	N/E		N/E		N/E					
36	Hot Water (in rent?/ type)	N/E		N/G		N/G					
37	Other Electric	N		N		N					
38	Cold Water/ Sewer	N/N	(\$38)	Y/Y	(\$38)	Y/Y	(\$38)				
39	Trash /Recycling	Y/N		Y/N		Y/N					
F.	Adjustments Recap	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	6	1	13	1	11	2				
41	Sum Adjustments B to D	\$71	(\$5)	\$137	(\$5)	\$97	(\$45)				
42	Sum Utility Adjustments		(\$38)		(\$38)		(\$38)				
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$28	\$114	\$94	\$180	\$14	\$180				
G.	Adjusted & Market Rents	Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$588		\$694		\$664					
45	Adj Rent/Last rent		105%		116%		102%				
46	Estimated Market Rent	\$650	\$0.44 ←	Estimated Market Rent/ Sq. Ft							

Based on the preceding Rent Comparability Grids, it was determined that the present-day market-driven rents for units similar to the proposed subject development are \$625 for a three-bedroom unit and \$650 for a four-bedroom unit.

The following table compares the proposed collected rents at the subject site with market-driven rent for selected units.

BEDROOM TYPE	COLLECTED RENT		
	PROPOSED SUBJECT	MARKET-DRIVEN	PROPOSED RENT AS SHARE OF MARKET
THREE-BEDROOM	50% - \$375	\$625	60.0%
	60% - \$405		64.8%
	MRR - \$545		87.2%
FOUR-BEDROOM	50% - \$410	\$650	63.1%
	60% - \$425		65.4%
	MRR - \$585		90.0%

MRR – Market-rate units

The proposed collected Tax Credit rents are 60.0% to 65.4% of market-driven and represent a 34.6% to 40.0% market rent advantage in the Bainbridge Site PMA. In addition, the proposed market-rate rents are priced between 87.2% and 90.0% of market-driven, thus representing a 10.0% to 12.8% market rent advantage. Overall, the proposed rent levels represent a significant value in the Bainbridge market.

6. RENT ADJUSTMENT EXPLANATIONS (RENT COMPARABILITY GRID)

None of the selected properties offer the same amenities as the subject property. As a result, we have made adjustments to the collected rents to reflect the differences between the subject property and the selected properties. The following are explanations (preceded by the line reference number on the comparability grid table) for each rent adjustment made to each selected property.

1. Rents for each property are reported as collected rents. This is the actual rent paid by tenants and does not consider utilities paid by tenants. The rent reported is typical and does not consider rent concessions or special promotions. When multiple rent levels were offered, we included an average rent.

7. Upon completion of construction, the subject project will be the newest property in the market. The selected properties were built between two and 33 years ago. As such, we have adjusted the rents at the selected properties by \$4 to \$34 to reflect the age of these properties.

8. It is anticipated that the proposed subject project will have a quality finished look and an attractive aesthetic appeal. We have made adjustments for those properties that we consider having a somewhat inferior quality to the subject development.

9. The subject site is considered to be located in a “good” neighborhood. We have made a monetary adjustment to reflect the difference of the site to any comparable properties considered to be located in slightly inferior neighborhoods.
12. Most of the comparable units in this analysis offer similar bathrooms to the subject site. However, we have made \$15 adjustments per half bathroom to reflect the difference in the number of bathrooms offered at the site as compared with the unit at 639 Randolph Street, which only offers one bath in the three-bedroom unit.
13. There is a wide range of unit sizes (square footage) among the selected properties. We have made adjustments of \$0.20 per square foot to the rents of each project that had different unit sizes compared to the subject site. Where there is a range of unit sizes, we have used an average square footage or the square footage of the most similar style unit.
- 14.- 23. The proposed subject project will offer a unit amenity package similar to the selected properties. However, we have made numerous adjustments for features lacking at the selected properties, and in some cases, we have made adjustments for features the subject property does not offer.
- 24.-32. The proposed project offers a very comprehensive project amenities package for the Bainbridge market, including a clubhouse with on-site management, laundry facility, community space, computer center, fitness center, gazebo/picnic area, and library. We have made monetary adjustments to reflect the difference between the proposed subject project’s and the selected properties’ project amenities, as four of the selected properties do not offer project amenities.
- 33.-39. We have made adjustments to reflect the differences in utility responsibility at each selected property. Since the subject site consists of single-family rentals, the tenants are responsible for the cost of all utilities, with the exception of trash collection, which is included in the monthly rent. The utility adjustments were based on the local housing authority’s utility cost estimates.

Once all adjustments to collected rents were made, the rents for each bedroom type were considered to derive a market-driven rent for each bedroom type. Each property was considered and weighed based upon its proximity, amenities, and unit layout compared to the subject site.

SECTION H – INTERVIEWS

As discussed in *Section D – Primary Market Area Delineation*, the determination of the Primary Market Area for the proposed project was based on interviews with the subject site property managers at Courtes de Emerald and The Rivers, as well as other nearby area apartment managers and city officials to establish the boundaries of the geographical area from which most of the support for the proposed development is expected to originate.

Interviews were also conducted with the Development Authority of Bainbridge and Decatur County in order to get a more accurate portrayal of the demand for rental housing in the area. Representatives stated that there is a current need for affordable housing in the area and modern rental product. Nearly all apartments in the Bainbridge area typically remain occupied, indicating the strong demand for rental housing.

The Decatur County/Bainbridge Chamber of Commerce was contacted in order to gather economic data, such as major employer numbers and information on job growth in the city of Bainbridge and Decatur County economy. This information is important in determining the amount of anticipated growth the area is projected to incur over the next few years, which could affect the demand for housing.

Finally, the Bainbridge Planning and Zoning Administrator and planning representatives from City Hall in Bainbridge were also contacted in order to gather information regarding any new housing developments, as well as infrastructure changes that may be taking place in the future. The general consensus was that there is very high demand in the Bainbridge area for rental housing, especially affordable rental housing, such as the subject site.

The following is a list of names, titles, and telephone numbers of individuals interviewed:

1. Rebecca S. Martin, Executive Director of Bainbridge and Decatur County Development Authority – (229) 246-4774
2. Bryan Barnett, City of Bainbridge Planning and Zoning Administrator – (229) 248-2000
3. Bob Gardner, City of Bainbridge Planning – (229) 248-2000
4. Ken Horn, Realtor with DeHildren Realty – (229) 246-9837
5. Vanessa Arthur, Membership Manager for the Bainbridge Chamber of Commerce – (229) 246-4774
6. Kathy Beasley, Manager of Courtes de Emerald – (229) 246-0005
7. Matt McConnell, Property Manager of The Rivers Apartments – (229) 246-9834
8. Contact names and telephone numbers of all apartment managers interviewed can be found in *Addendum A: Field Survey of Conventional Rentals*, pages A-6 through A-8

SECTION I – RECOMMENDATIONS

The proposed Ridgefield Place single-family rental community will certainly be appealing and marketable in the Bainbridge area. The subject site will provide a very appealing rental product offering large units sizes, comprehensive amenities, and a unique single-family rental community design. As the only single-family rental project in the area, Ridgefield Place will likely be perceived as very marketable in the Bainbridge area.

However, it is important to note that the demographic support for 28 three- and four-bedroom Tax Credit rentals may be potentially limited. As illustrated in the Project Demand section of this analysis (Section F), there will be an estimated 93 large family (4+ person) households within the Bainbridge Site PMA in 2009, when the proposed subject site is planned to open. Therefore, the proposed 28 Tax Credit units will need to capture 30.1% of these households. Given the proposed site plan, unit sizes and amenities offered, and the currently strong demand for rental housing in the Bainbridge area, the subject site will be able to achieve this high capture rate but at a slow monthly absorption rate.

If the subject site were to offer fewer Tax Credit units, target households with incomes up to 30% of AMHI as well as 50% and 60% of AMHI, and/or offer some two-bedroom single-family rentals, the project would likely be able to achieve a more favorable capture rate. Absorption at the proposed subject site will be slowed due to the somewhat limited number of income-eligible large family households and the high overall capture rate.

Note that despite the fact that Pine Ridge Estates will be developed across Hubert Dollar Drive from the subject site prior to the proposed site opening and will offer additional Tax Credit rental units in the market, we consider the current demand in the Bainbridge market to be strong enough to support both Pine Ridge Estates and the proposed single-family subject site. There are currently no single-family rental subdivisions in the community, specifically affordable Tax Credit communities. Therefore, the proposed subject site will offer a product that is currently not available in the Bainbridge market, which should significantly increase marketability and help the site achieve a higher than typically recommended capture rate.

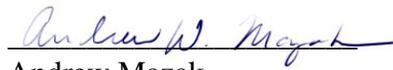
Based on the findings reported in our market study, it is our opinion that due to the GDCA demand methodology, a potentially limited market exists for the 35 units proposed at the subject site, assuming it is developed as detailed in this report. Changes in the project's site, rent, amenities, or opening date may alter these findings.

The subject develop does not appear to be lacking any amenities or features that would hinder its marketability to operate as a Low-Income Housing Tax Credit project. In fact, as a single-family project, the site will be very unique and marketable in the Bainbridge area. Therefore, we do not recommend any changes to the proposed subject project amenities, unit sizes, or project design.

SECTION J - SIGNED STATEMENT

I affirm that I, or an individual employed by my company, have made a physical inspection of the market area and that information has been used in the full study of the need and demand for new rental units. To the best of my knowledge, the market can support the demand shown in the study. I understand that any misrepresentation of this statement may result in the denial of further participation in the Georgia Department of Community Affairs rental housing programs. I also affirm that I have no interest in the project or relationship with the ownership entity and my compensation is not contingent on this project being funded.

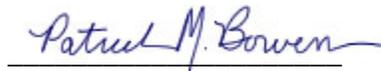
Certified:



Andrew Mazak
Market Analyst
Date: June 28, 2007



Greg Gray
Market Analyst
Date: June 28, 2007



Patrick Bowen
Partner
Date: June 28, 2007

SECTION K – QUALIFICATIONS

A. THE COMPANY

VWB Research is a real estate research firm established to provide accurate and insightful market forecasts for a broad range client base. The three principals of the firm, Robert Vogt, Tim Williams, and Patrick Bowen, have a combined 45 years of real estate market feasibility experience throughout the United States.

Serving real estate developers, syndicators, lenders, state housing finance agencies, and the U.S. Department of Housing and Urban Development (HUD), the firm provides market feasibility studies for affordable housing, market-rate apartments, condominiums, senior housing, student housing, and single-family developments.

B. THE STAFF

Robert Vogt has conducted and reviewed over 5,000 market analyses over the past 26 years for market-rate and Low-Income Housing Tax Credit apartments, as well as studies for single-family, golf course/residential, office, retail and elderly housing throughout the United States. Mr. Vogt is a founding member and the immediate past chairman of the National Council of Affordable Housing Market Analysts, a group formed to bring standards and professional practices to market feasibility. He is a frequent speaker at many real estate and state housing conferences. Mr. Vogt has a bachelor's degree in finance, real estate, and urban land economics from the Ohio State University.

Tim Williams has over 20 years of sales and marketing experience and over 10 years in the real estate market feasibility industry. He is a frequent speaker at state housing conferences and an active member of the National Council of State Housing Agencies and the National Housing and Rehabilitation Association. Mr. Williams has a bachelor's degree in English from Hobart and William Smith College.

Patrick Bowen has prepared and supervised market feasibility studies for all types of real estate products, including affordable family and senior housing, multifamily market-rate housing, and student housing, for more than 10 years. He has also prepared various studies for submittal as part of HUD 221(d) 3 & 4, HUD 202 developments, and applications for housing for Native Americans. Mr. Bowen has worked closely with many state and federal housing agencies to assist them with their market study guidelines. Mr. Bowen has his bachelor's degree in legal administration (with emphasis on business and law) from the University of West Florida.

Brian Gault has conducted fieldwork and analyzed real estate markets for seven years in more than 40 states. In this time, Mr. Gault has conducted a broad range of studies, including Low-Income Housing Tax Credit, luxury market-rate apartments, comprehensive community housing assessment, HOPE VI redevelopment, student housing analysis, condominium communities, and mixed-use developments. Mr. Gault has his bachelor's degree in public relations from the E.W. Scripps School of Journalism, Ohio University.

Nancy Patzer has over a decade of experience as a writer and researcher. Ms. Patzer's experience includes securing grant financing for a variety of communities and organizations and providing planning direction and motivation through research for organizations such as Community Research Partners/United Way of Central Ohio and the City of Columbus. As a project director for VWB Research, Ms. Patzer has conducted field research and provided insightful analysis in over 200 U.S. markets in the areas of housing, community and economic development, and senior residential care, among others. She holds a Bachelor of Science in Journalism from the E.W. Scripps School of Journalism, Ohio University.

Christopher T. Bunch has eight years of professional experience in real estate, including four years' experience in the real estate market research field. Mr. Bunch, who holds an Ohio Real Estate Appraisal License, is responsible for preparing market feasibility studies and rent comparability studies for a variety of clients. Mr. Bunch earned a bachelor's degree in Geography with a concentration in Urban and Regional Planning from Ohio University in Athens, Ohio.

Andrew W. Mazak has four years of experience in the real estate market research field. He has conducted and participated in market feasibility studies in numerous markets throughout the United States. Mr. Mazak attended Capital University in Columbus, Ohio, where he graduated with a bachelor's degree in Business Management and Marketing.

Nathan Young has two years of experience in the real estate profession. He has conducted field research and written market studies in more than 75 rural and urban markets throughout the United States. Mr. Young's real estate experience includes analysis of apartment (subsidized, Tax Credit, and market-rate), senior housing (i.e. nursing homes, assisted-living, etc.), student housing, condominium, retail, office, and self-storage facilities. Mr. Young has a bachelor's degree in Engineering (Civil) from Ohio State University.

Jim Beery has more than 20 years experience in the real estate market feasibility profession. He has written market studies for a variety of development projects, including multifamily apartments (market-rate, affordable housing, and government-subsidized), residential condominiums, hotels, office developments, retail centers, recreational facilities, commercial developments, single-family developments, and assisted-living properties for older adults. Other consulting assignments include numerous community redevelopment and commercial revitalization projects. Mr. Beery has a bachelor's degree in Business Administration (Finance major) from The Ohio State University.

Walt Whitmyre has directed 165 real estate development projects in 15 different states. During his 30 years as a real estate professional, Mr. Whitmyre has been heavily involved in nearly every aspect of the industry. From concept design to construction, Mr. Whitmyre has been responsible for real estate developments totaling \$400,000,000 and has acquired valuable insights from the perspectives of both developer and development team member. Mr. Whitmyre's expertise includes development team management, market feasibility studies, site due diligence, design evaluation, project budgeting, and jurisdictional entitlements. Mr. Whitmyre holds a bachelor's degree in Environmental Design/Architecture from the University of Colorado.

Tanya Rothe holds a bachelor's degree in Geography and is a Master's candidate in City and Regional Planning specializing in Geographic Information Systems (GIS) at the Ohio State University. She oversees mapping and demographic evaluation for the firm. She is experienced in spatial statistics and cartography and has two years experience of using various GIS programs.

June Davis is an administrative assistant with 19 years experience in market feasibility. Ms. Davis has overseen production on over 1,000 market studies for projects throughout the United States.

Field Staff – VWB Research maintains a field staff of professionals experienced at collecting critical on-site real estate data. Each member has been fully trained to evaluate site attributes, area competitors, market trends, economic characteristics, and a wide range of issues impacting the viability of real estate development.

ADDENDUM A: FIELD SURVEY OF CONVENTIONAL RENTALS

BAINBRIDGE, GEORGIA

The following section is a field survey of conventional rental properties. These properties were identified through a variety of sources including area apartment guides, yellow page listings, government agencies, the Chamber of Commerce, and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing rental market, identify trends that impact future development, and identify those properties that would be considered most comparable to the subject site.

The field survey has been organized by the type of project surveyed. Properties have been color coded to reflect the project type. Projects have been designated as market-rate, Tax Credit, government-subsidized, or a combination of the three project types. The field survey is organized as follows:

- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Properties surveyed by name, address, telephone number, project type, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives, and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here. Note that projects are organized by project type.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Listings for unit and project amenities, parking options, optional charges, utilities (including responsibility), and appliances.
- Collected rent by unit type and bedrooms.
- Unit size by unit type and bedrooms.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- An analysis of units, vacancies, and median rent. Where applicable, non-subsidized units are distributed separately.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.

- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type. Note that rents are adjusted to reflect common utility responsibility.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.

MAP IDENTIFICATION LIST - BAINBRIDGE, GEORGIA

MAP ID	PROJECT NAME	PROJECT TYPE	YEAR BUILT	TOTAL UNITS	VACANT	OCCUPANCY RATE	DISTANCE TO SITE*
1	The Rivers Apts.	GSS	1981	114	0	100%	3.7
2	1651 Mitchell St.	MRR	1975	18	0	100%	3.5
3	Azalea Park	MRR	1998	15	0	100%	3.2
4	Bon Air Apts.	MRR	1955	8	0	100%	2.0
5	Brierwood Apts. I	GSS	1978	56	0	100%	2.0
6	Brierwood Apts. II	TGS	1982	18	0	100%	2.0
7	Brock Realty	MRR	1978	11	0	100%	3.6
8	College Courte Apts.	MRR	1997	14	0	100%	3.4
9	Courtes de Emerald	MRT	2005	28	0	100%	1.4
10	Gibb Bainbridge Village	GSS	1984	20	0	100%	0.4
11	Gibbs-Miles Homes	GSS	1980	74	0	100%	3.4
12	Harvest Homes Apts.	GSS	2004	22	0	100%	1.4
13	Hutlo Mc Iver Homes	GSS	1973	70	0	100%	2.7
14	King West	GSS	1974	59	0	100%	4.0
15	Landmark Apts.	GSS	1985	38	0	100%	3.6
16	Landmark Manor Apts.	GSS	1987	40	0	100%	3.4
17	Riverdell Apts.	TGS	1989	38	0	100%	3.4
18	Simmons Homes	GSS	1966	35	0	100%	2.7
19	1550 Bethel Rd.	MRR	2006	8	0	100%	2.7
20	Selman Place	TMG	2003	56	0	100%	3.7
21	West Oaks	MRR	1985	11	1	91%	1.5
22	College Plaza Apts.	MRR	2006	24	3	88%	4.4
23	The Tropics	MRR	2007	0	0	U/C	0.2
24	429 Shotwell St.	MRR	1973	1	0	100%	2.0
25	433 Shotwell St.	MRR	1972	1	0	100%	2.0
26	109 Thomas St.	MRR	1974	1	0	100%	2.5
27	1642 Mitchell St.	MRR	1980	3	0	100%	3.6
28	639 Randolph Ct.	MRR	1988	1	0	100%	2.3
29	1057 Cumberland Ct.	MRR	1980	1	0	100%	4.8

PROJECT TYPE	PROJECTS SURVEYED	TOTAL UNITS	VACANT	OCCUPANCY RATE
MRR	15	117	4	96.6%
MRT	1	28	0	100.0%
TMG	1	56	0	100.0%
TGS	2	56	0	100.0%
GSS	10	528	0	100.0%

* - Drive Distance (Miles)

■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Surveyed - June 2007

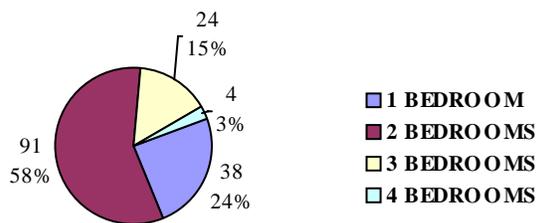


DISTRIBUTION OF UNITS - BAINBRIDGE, GEORGIA

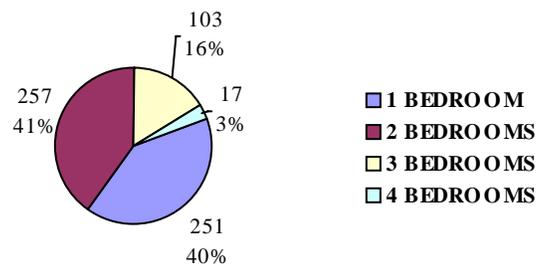
MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	37	27.4%	0	0.0%	\$523
2	1	38	28.1%	3	7.9%	\$583
2	2	35	25.9%	1	2.9%	\$661
2	2.5	8	5.9%	0	0.0%	\$721
3	1	3	2.2%	0	0.0%	\$538
3	2	11	8.1%	0	0.0%	\$711
4	2	3	2.2%	0	0.0%	\$729
TOTAL		135	100.0%	4	3.0%	
70 UNITS UNDER CONSTRUCTION						
TAX CREDIT, NON-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	1	4.5%	0	0.0%	\$263
2	2	10	45.5%	0	0.0%	\$523
3	2	10	45.5%	0	0.0%	\$606
4	2	1	4.5%	0	0.0%	\$677
TOTAL		22	100.0%	0	0.0%	
GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	
1	1	251	40.0%	0	0.0%	N.A.
2	1	193	30.7%	0	0.0%	N.A.
2	1.5	64	10.2%	0	0.0%	N.A.
3	1	19	3.0%	0	0.0%	N.A.
3	2	84	13.4%	0	0.0%	N.A.
4	2	17	2.7%	0	0.0%	N.A.
TOTAL		628	100.0%	0	0.0%	
GRAND TOTAL		785	-	4	0.5%	

DISTRIBUTION OF UNITS BY BEDROOM

NON-SUBSIDIZED



SUBSIDIZED



Surveyed - June 2007



SURVEY OF PROPERTIES - BAINBRIDGE, GEORGIA

1 The Rivers Apts.			
	Address 1105 Lake Dr. Bainbridge, GA 39817	Contact Matt Phone (229) 246-9834	Total Units 114
	Year Open 1981 Project Type Government-subsidized Comments Government-subsidized, HUD Section 8; 3-br units have washer/dryer hook-ups		Vacancies 0 Occupied 100.0% Floors 1 Quality Rating C+ Waiting List 6-12 months
2 1651 Mitchell St.			
	Address 1651 Mitchell St. Bainbridge, GA 39819	Contact Tammi Phone	Total Units 18
	Year Open 1975 Project Type Market-rate Comments		Vacancies 0 Occupied 100.0% Floors 2 Quality Rating B Waiting List None
3 Azalea Park			
	Address 1501 College St. Bainbridge, GA 39819	Contact Liz Phone	Total Units 15
	Year Open 1998 Project Type Market-rate Comments Individual owners		Vacancies 0 Occupied 100.0% Floors 1 Quality Rating A Waiting List None
4 Bon Air Apts.			
	Address 105 Water St. Bainbridge, GA 39817	Contact Lisa Phone (229) 776-6294	Total Units 8
	Year Open 1955 Renovated 2005 Project Type Market-rate Comments		Vacancies 0 Occupied 100.0% Floors 3 Quality Rating A Waiting List None
5 Brierwood Apts. I			
	Address 921 Palmetto St. Bainbridge, GA 39819	Contact Debbie Phone (229) 246-4940	Total Units 56
	Year Open 1978 Project Type Government-subsidized Comments Government-subsidized, RD 515; Accepts RA (35 units); Units renovated as tenants vacate; Square footage estimated		Vacancies 0 Occupied 100.0% Floors 2 Quality Rating C- Waiting List 6-12 months

	Market-rate
	Market-rate/Tax Credit
	Market-rate/Government-subsidized
	Market-rate/Tax Credit/Government-subsidized
	Tax Credit
	Tax Credit/Government-subsidized
	Government-subsidized

Surveyed - June 2007

VWRB
vogtwilliamsbown
RESEARCH

SURVEY OF PROPERTIES - BAINBRIDGE, GEORGIA

6 Brierwood Apts. II			
	Address 923 Palmetto St. Bainbridge, GA 39819	Contact Debbie Phone (229) 246-4940	Total Units 18 Vacancies 0 Occupied 100.0%
	Year Open 1982 Renovated 2002 Project Type Tax Credit & Government-subsidized Comments Government-subsidized, RD 515; Tax Credit @ 60% AMHI; 100% senior (62+); Accepts RA (8 units)		Floors 1 Quality Rating B Waiting List 8-12 months
7 Brock Realty			
	Address 1674 Mitchell St. Bainbridge, GA 39819	Contact Jim, Tina Phone (229) 246-1126	Total Units 11 Vacancies 0 Occupied 100.0%
	Year Open 1978 Project Type Market-rate Comments		Floors 1 Quality Rating B Waiting List None
8 College Courte Apts.			
	Address 1503 College St. Bainbridge, GA 39819	Contact Sam Phone	Total Units 14 Vacancies 0 Occupied 100.0%
	Year Open 1997 Project Type Market-rate Comments		Floors 1 Quality Rating B+ Waiting List None
9 Courtes de Emerald			
	Address 1500 S. Washington St. Bainbridge, GA 39819	Contact Kathy Phone (229) 246-0005	Total Units 28 Vacancies 0 Occupied 100.0%
	Year Open 2005 Project Type Market-rate & Tax Credit Comments Tax Credit @ 30%, 50%, & 60% AMHI (22 units); Market-rate (6 units); Wait list: 6-8 months for Tax Credit units & 12 months for market-rate units		Floors 1,2 Quality Rating A Waiting List 6-12 months
10 Gibb Bainbridge Village			
	Address 107 Dollar Dr. Bainbridge, GA 39819	Contact Terry Phone (229) 246-4663	Total Units 20 Vacancies 0 Occupied 100.0%
	Year Open 1984 Project Type Government-subsidized Comments Government-subsidized, HUD Section 8		Floors 1 Quality Rating B Waiting List 8-12 months

	Market-rate
	Market-rate/Tax Credit
	Market-rate/Government-subsidized
	Market-rate/Tax Credit/Government-subsidized
	Tax Credit
	Tax Credit/Government-subsidized
	Government-subsidized

Surveyed - June 2007



SURVEY OF PROPERTIES - BAINBRIDGE, GEORGIA

11 Gibbs-Miles Homes			
	Address 912 Sims St. Bainbridge, GA 39817	Contact Paula Phone (912) 246-5724	Total Units 74
	Year Open 1980 Project Type Government-subsidized Comments Government-subsidized, Public Housing, City of Bainbridge		Vacancies 0 Occupied 100.0% Floors 1 Quality Rating C Waiting List 6-12 months
12 Harvest Homes Apts.			
	Address 211 Alice St. Bainbridge, GA 39819	Contact Kathy Phone (229) 246-9916	Total Units 22
	Year Open 2004 Project Type Government-subsidized Comments Government-subsidized, RD 514/516; 100% farm workers; Accepts RA (22 units)		Vacancies 0 Occupied 100.0% Floors 1,2 Quality Rating A Waiting List 8-12 months
13 Hutlo Mc Iver Homes			
	Address 851 MLK Dr. Bainbridge, GA 39817	Contact Paula Phone (229) 246-5386	Total Units 70
	Year Open 1973 Project Type Government-subsidized Comments Government-subsidized, Public Housing, City of Bainbridge; Square footage estimated		Vacancies 0 Occupied 100.0% Floors 1,2 Quality Rating C Waiting List 6-12 months
14 King West			
	Address 1732 Bethel Rd. Bainbridge, GA 39817	Contact No name given Phone (229) 246-5386	Total Units 59
	Year Open 1974 Project Type Government-subsidized Comments Government-subsidized, Public Housing, City of Bainbridge; Wait list is for 1- & 2-br units		Vacancies 0 Occupied 100.0% Floors 1 Quality Rating B- Waiting List 4-8 months
15 Landmark Apts.			
	Address 1605 Miluli Ave. Bainbridge, GA 39817	Contact No name given Phone (229) 246-3587	Total Units 38
	Year Open 1985 Project Type Government-subsidized Comments Government-subsidized, RD 515; Accepts RA (17 units)		Vacancies 0 Occupied 100.0% Floors 1,2 Quality Rating B Waiting List 6-12 months

	Market-rate
	Market-rate/Tax Credit
	Market-rate/Government-subsidized
	Market-rate/Tax Credit/Government-subsidized
	Tax Credit
	Tax Credit/Government-subsidized
	Government-subsidized

Surveyed - June 2007



SURVEY OF PROPERTIES - BAINBRIDGE, GEORGIA

16 Landmark Manor Apts.			
	Address 710 Gordon Ave. Bainbridge, GA 39817	Contact Robin Phone (229) 246-3587	Total Units 40
	Year Open 1987 Project Type Government-subsidized Comments Government-subsidized, RD 515; Accepts RA (14 units)		Vacancies 0 Occupied 100.0% Floors 1,2 Quality Rating B- Waiting List 6-12 months
17 Riverdell Apts.			
	Address 810 Gordon Ave. Bainbridge, GA 39817	Contact Robin Phone (229) 246-3587	Total Units 38
	Year Open 1989 Project Type Tax Credit & Government-subsidized Comments Government-subsidized, RD 515; Tax Credit @ 60% AMHI; Accepts RA (38 units)		Vacancies 0 Occupied 100.0% Floors 1 Quality Rating C+ Waiting List 6-12 months
18 Simmons Homes			
	Address 108 Simms St. Bainbridge, GA 39819	Contact Paula Phone (229) 246-5386	Total Units 35
	Year Open 1966 Project Type Government-subsidized Comments Government-subsidized, Public Housing, City of Bainbridge; Square footage estimated		Vacancies 0 Occupied 100.0% Floors 1,2 Quality Rating C Waiting List 6-12 months
19 1550 Bethel Rd.			
	Address 1550 Bethel Rd. Bainbridge, GA 39817	Contact Ryan Phone (229) 243-0947	Total Units 8
	Year Open 2006 Project Type Market-rate Comments		Vacancies 0 Occupied 100.0% Floors 2 Quality Rating A Waiting List None
20 Selman Place			
	Address 509 Gordon St. Bainbridge, GA 39817	Contact Shirley Phone (229) 243-8579	Total Units 56
	Year Open 2003 Project Type Market-rate, Tax Credit & Government-subsidized Comments Government-subsidized, RD 515 & Tax Credit @ 50% & 60% AMHI (44 units); Market-rate (12 units); 100% senior (62+); Accepts RA (44 units); Sq. ft. estimated		Vacancies 0 Occupied 100.0% Floors 2 Quality Rating A Waiting List 6-12 months

	Market-rate
	Market-rate/Tax Credit
	Market-rate/Government-subsidized
	Market-rate/Tax Credit/Government-subsidized
	Tax Credit
	Tax Credit/Government-subsidized
	Government-subsidized

Surveyed - June 2007

VWB
vogtwilliamsbown
RESEARCH

SURVEY OF PROPERTIES - BAINBRIDGE, GEORGIA

21 West Oaks			
	Address 919 West St. Bainbridge, GA 39817 Year Open 1985 Project Type Market-rate Comments	Contact Victors Phone (229) 400-5645	Total Units 11 Vacancies 1 Occupied 90.9% Floors 1 Quality Rating B Waiting List None
22 College Plaza Apts.			
	Address 1901 Carline St. Bainbridge, GA 39817 Year Open 2006 Project Type Market-rate Comments 16 units under construction	Contact Debra Phone (229) 248-8802	Total Units 24 Vacancies 3 Occupied 87.5% Floors 1 Quality Rating B+ Waiting List None
23 The Tropics			
	Address Dollar Dr. Bainbridge, GA 39819 Year Open 2007 Project Type Market-rate Comments 14 units currently under construction, 54 total when project is complete; Square footage & rents estimated	Contact Terry Phone	Total Units 0 Vacancies 0 Occupied 0 Floors 1 Quality Rating A Waiting List None
24 429 Shotwell St.			
	Address 429 Shotwell St. Bainbridge, GA 39819 Year Open 1973 Project Type Market-rate Comments Single-family home	Contact Karen Phone (229) 246-7193	Total Units 1 Vacancies 0 Occupied 100.0% Floors 1 Quality Rating C+ Waiting List None
25 433 Shotwell St.			
	Address 433 Shotwell St. Bainbridge, GA 39819 Year Open 1972 Project Type Market-rate Comments Single-family home	Contact Karen Phone (229) 246-7193	Total Units 1 Vacancies 0 Occupied 100.0% Floors 1 Quality Rating C+ Waiting List None

■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Surveyed - June 2007



SURVEY OF PROPERTIES - BAINBRIDGE, GEORGIA

26 109 Thomas St.				
	Address 109 Thomas St. Bainbridge, GA 39817 Year Open 1974 Project Type Market-rate Comments Single-family home	Contact Karen Phone (229) 246-7193	Total Units 1 Vacancies 0 Occupied 100.0% Floors 1 Quality Rating C Waiting List None	
	27 1642 Mitchell St.			
		Address 1642 Mitchell St. Bainbridge, GA 39819 Year Open 1980 Project Type Market-rate Comments Single-family homes	Contact Karen Phone (229) 246-7193	Total Units 3 Vacancies 0 Occupied 100.0% Floors 2 Quality Rating B- Waiting List None
		28 639 Randolph Ct.		
			Address 639 Randolph Ct. Bainbridge, GA 39819 Year Open 1988 Renovated 2005 Project Type Market-rate Comments Single-family home	Contact Karen Phone (229) 246-7193
29 1057 Cumberland Ct.				
			Address 1057 Cumberland Ct. Bainbridge, GA 39817 Year Open 1980 Project Type Market-rate Comments Single-family home; Year built estimated	Contact No name given Phone (229) 243-8478

■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Surveyed - June 2007



COLLECTED RENTS - BAINBRIDGE, GEORGIA

MAP ID	GARDEN UNITS					TOWNHOUSE UNITS			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
2							\$550	\$575	
3		\$460	\$500						
4		\$600 to \$650							
7			\$525						
8		\$440	\$475						
19							\$575		
21			\$475						
22			\$625 to \$665						
23									
24				\$450					
25				\$400					
26					\$600				
27				\$575 to \$600					
28				\$600					
29					\$650				
9		\$180 to \$300	\$207 to \$440	\$232 to \$525	\$508 to \$560				
20		\$370	\$390						

■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Surveyed - June 2007



PRICE PER SQUARE FOOT - BAINBRIDGE, GEORGIA

ONE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
3	Azalea Park	1	650	\$543	\$0.84
4	Bon Air Apts.	1	860 to 925	\$703 to \$753	\$0.81 to \$0.82
8	College Courte Apts.	1	500	\$523	\$1.05
23	The Tropics	1	875 to 975	\$636 to \$686	\$0.70 to \$0.73
9	Courtes de Emerald	1	730	\$263 to \$383	\$0.36 to \$0.52
20	Selman Place	1	752	\$453	\$0.60
TWO-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
2	1651 Mitchell St.	2	788	\$661	\$0.84
3	Azalea Park	1	825	\$608	\$0.74
7	Brock Realty	2	680 to 790	\$633	\$0.80 to \$0.93
8	College Courte Apts.	1	610	\$583	\$0.96
19	1550 Bethel Rd.	2.5	1200	\$721	\$0.60
21	West Oaks	1	950	\$583	\$0.61
22	College Plaza Apts.	1	850	\$733	\$0.86
		2	942	\$773	\$0.82
23	The Tropics	2	1050 to 1200	\$762 to \$862	\$0.72 to \$0.73
9	Courtes de Emerald	2	915	\$315 to \$548	\$0.34 to \$0.60
20	Selman Place	1	870	\$498	\$0.57
THREE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
2	1651 Mitchell St.	2	922	\$711	\$0.77
24	429 Shotwell St.	1	1160	\$588	\$0.51
25	433 Shotwell St.	1	1025	\$538	\$0.52
27	1642 Mitchell St.	2	950 to 1100	\$713 to \$738	\$0.67 to \$0.75
28	639 Randolph Ct.	1	1210	\$736	\$0.61
9	Courtes de Emerald	2	1084	\$364 to \$657	\$0.34 to \$0.61
FOUR+ BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
26	109 Thomas St.	2	1490	\$772	\$0.52
29	1057 Cumberland Ct.	2	1460	\$822	\$0.56
9	Courtes de Emerald	2	1234	\$677 to \$729	\$0.55 to \$0.59

■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Surveyed - June 2007

VWB
vogtwilliamsbowen
RESEARCH

AVERAGE GROSS RENT PER SQUARE FOOT - BAINBRIDGE, GEORGIA

MARKET-RATE			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$0.85	\$0.77	\$0.63
TOWNHOUSE	\$0.00	\$0.74	\$0.77

TAX CREDIT (NON-SUBSIDIZED)			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$0.36	\$0.55	\$0.54
TOWNHOUSE	\$0.00	\$0.00	\$0.00

COMBINED			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$0.84	\$0.74	\$0.58
TOWNHOUSE	\$0.00	\$0.74	\$0.77

Surveyed - June 2007



TAX CREDIT UNITS - BAINBRIDGE, GEORGIA

ONE-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
9	Courtes de Emerald	1	730	1	30%	\$180
20	Selman Place	11	752	1	60%	\$315 - \$389
20	Selman Place	11	752	1	50%	\$315 - \$389
6	Brierwood Apts. II	18	500	1	60%	\$319 - \$463
17	Riverdell Apts.	34	475	1	60%	\$335 - \$405
TWO-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
9	Courtes de Emerald	1	915	2	30%	\$207
17	Riverdell Apts.	4	685	1	60%	\$345 - \$470
20	Selman Place	11	870	1	60%	\$365 - \$395
20	Selman Place	11	870	1	50%	\$365 - \$395
9	Courtes de Emerald	8	915	2	50%	\$415
9	Courtes de Emerald	1	915	2	60%	\$425
THREE-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
9	Courtes de Emerald	1	1084	2	30%	\$232
9	Courtes de Emerald	8	1084	2	50%	\$474
9	Courtes de Emerald	1	1084	2	60%	\$515
FOUR-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
9	Courtes de Emerald	1	1234	2	50%	\$508

Surveyed - June 2007



QUALITY RATING - BAINBRIDGE, GEORGIA

MARKET-RATE PROJECTS AND UNITS

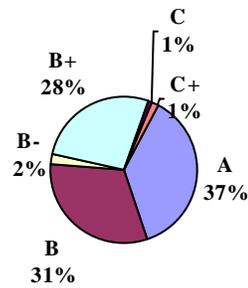
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE	MEDIAN GROSS RENT				
				STUDIOS	ONE-BR	TWO-BR	THREE-BR	FOUR-BR
A	5	49	0.0%		\$543	\$608	\$657	\$729
B+	2	38	7.9%		\$523	\$733		
B	5	42	2.4%			\$633	\$711	\$822
B-	1	3	0.0%				\$713	
C+	2	2	0.0%				\$538	
C	1	1	0.0%					\$772

TAX CREDIT (NON-SUBSIDIZED) PROJECTS AND UNITS

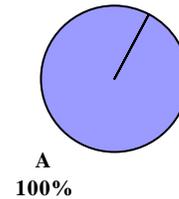
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE	MEDIAN GROSS RENT				
				STUDIOS	ONE-BR	TWO-BR	THREE-BR	FOUR-BR
A	1	22	0.0%		\$263	\$523	\$606	\$677

DISTRIBUTION OF UNITS BY QUALITY RATING

MARKET-RATE UNITS



TAX CREDIT UNITS



Surveyed - June 2007

YEAR BUILT - BAINBRIDGE, GEORGIA *

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1960	1	8	0	0.0%	8	5.1%
1960 to 1969	0	0	0	0.0%	8	0.0%
1970 to 1979	5	32	0	0.0%	40	20.4%
1980 to 1989	4	16	1	6.3%	56	10.2%
1990 to 1994	0	0	0	0.0%	56	0.0%
1995 to 1999	2	29	0	0.0%	85	18.5%
2000 to 2001	0	0	0	0.0%	85	0.0%
2002	0	0	0	0.0%	85	0.0%
2003	1	12	0	0.0%	97	7.6%
2004	0	0	0	0.0%	97	0.0%
2005	1	28	0	0.0%	125	17.8%
2006	2	32	3	9.4%	157	20.4%
2007**	0	0	0	0.0%	157	0.0%
TOTAL	16	157	4	2.5%	157	100.0 %

YEAR RENOVATED - BAINBRIDGE, GEORGIA *

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1960	0	0	0	0.0%	0	0.0%
1960 to 1969	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1994	0	0	0	0.0%	0	0.0%
1995 to 1999	0	0	0	0.0%	0	0.0%
2000 to 2001	0	0	0	0.0%	0	0.0%
2002	0	0	0	0.0%	0	0.0%
2003	0	0	0	0.0%	0	0.0%
2004	0	0	0	0.0%	0	0.0%
2005	2	9	0	0.0%	9	100.0%
2006	0	0	0	0.0%	9	0.0%
2007**	0	0	0	0.0%	9	0.0%
TOTAL	2	9	0	0.0%	9	100.0 %

* Only Market-Rate and Tax Credit projects. Does not include government-subsidized projects.

Surveyed - June 2007

** As of June 2007

Note: The upper table (Year Built) includes all of the units included in the lower table.

APPLIANCES AND UNIT AMENITIES - BAINBRIDGE, GEORGIA

APPLIANCES			
APPLIANCE	PROJECTS	PERCENT	UNITS*
RANGE	17	100.0%	157
REFRIGERATOR	17	100.0%	157
ICEMAKER	2	11.8%	32
DISHWASHER	9	52.9%	72
DISPOSAL	12	70.6%	140
MICROWAVE	1	5.9%	28
UNIT AMENITIES			
AMENITY	PROJECTS	PERCENT	UNITS*
AC - CENTRAL	15	88.2%	155
AC - WINDOW	2	11.8%	2
FLOOR COVERING	16	94.1%	156
WASHER/DRYER	1	5.9%	8
WASHER/DRYER HOOK-UP	15	88.2%	155
PATIO/DECK/BALCONY	11	64.7%	105
CEILING FAN	3	17.6%	57
FIREPLACE	1	5.9%	1
BASEMENT	0	0.0%	
INTERCOM SYSTEM	1	5.9%	8
SECURITY SYSTEM	0	0.0%	
WINDOW TREATMENTS	16	94.1%	156
FURNISHED UNITS	0	0.0%	
E-CALL BUTTON	0	0.0%	

* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

Surveyed - June 2007



PROJECT AMENITIES - BAINBRIDGE, GEORGIA

PROJECT AMENITIES			
AMENITY	PROJECTS	PERCENT	UNITS
POOL	0	0.0%	
ON-SITE MANAGEMENT	2	11.8%	40
LAUNDRY	2	11.8%	40
CLUB HOUSE	1	5.9%	28
MEETING ROOM	0	0.0%	
FITNESS CENTER	1	5.9%	28
JACUZZI/SAUNA	0	0.0%	
PLAYGROUND	1	5.9%	28
TENNIS COURT	0	0.0%	
SPORTS COURT	0	0.0%	
STORAGE	0	0.0%	
LAKE	0	0.0%	
ELEVATOR	0	0.0%	
SECURITY GATE	0	0.0%	
BUSINESS CENTER	0	0.0%	
CAR WASH AREA	0	0.0%	
PICNIC AREA	1	5.9%	28
CONCIERGE SERVICE	0	0.0%	
SOCIAL SERVICE PACKAGE	0	0.0%	

Surveyed - June 2007



DISTRIBUTION OF UTILITIES - BAINBRIDGE, GEORGIA

UTILITY (RESPONSIBILITY)	NUMBER OF PROJECTS	NUMBER OF UNITS	DISTRIBUTION OF UNITS
HEAT			
LANDLORD			
ELECTRIC	1	70	8.9%
GAS	2	96	12.2%
TENANT			
ELECTRIC	15	482	61.4%
GAS	11	137	17.5%
			100.0%
COOKING FUEL			
LANDLORD			
ELECTRIC	1	22	2.8%
GAS	2	144	18.3%
TENANT			
ELECTRIC	20	501	63.8%
GAS	6	118	15.0%
			100.0%
HOT WATER			
LANDLORD			
ELECTRIC	1	22	2.8%
GAS	2	144	18.3%
TENANT			
ELECTRIC	17	499	63.6%
GAS	9	120	15.3%
			100.0%
ELECTRIC			
TENANT	29	785	100.0%
			100.0%
WATER			
LANDLORD	26	695	88.5%
TENANT	3	90	11.5%
			100.0%
SEWER			
LANDLORD	26	695	88.5%
TENANT	3	90	11.5%
TRASH PICK-UP			
LANDLORD	28	777	99.0%
TENANT	1	8	1.0%
			100.0%

Surveyed - June 2007



UTILITY ALLOWANCE - VARIOUS, GA

BR	UNIT TYPE	HEATING				HOT WATER		COOKING		ELEC	WATER	SEWER	TRASH	CABLE
		GAS	ELEC	STEAM	OTHER	GAS	ELEC	GAS	ELEC					
0	GARDEN	\$13	\$11	\$0	\$20	\$14	\$13	\$5	\$4	\$32	\$7	\$7	\$12	\$20
1	GARDEN	\$18	\$15	\$0	\$28	\$19	\$19	\$8	\$6	\$43	\$10	\$10	\$12	\$20
1	TOWNHOUSE	\$18	\$15	\$0	\$28	\$19	\$19	\$8	\$6	\$43	\$10	\$10	\$12	\$20
2	GARDEN	\$23	\$20	\$0	\$35	\$25	\$24	\$9	\$8	\$56	\$13	\$13	\$12	\$20
2	TOWNHOUSE	\$23	\$20	\$0	\$35	\$25	\$24	\$9	\$8	\$56	\$13	\$13	\$12	\$20
3	GARDEN	\$28	\$24	\$0	\$43	\$30	\$30	\$12	\$10	\$68	\$15	\$15	\$12	\$20
3	TOWNHOUSE	\$28	\$24	\$0	\$43	\$30	\$30	\$12	\$10	\$68	\$15	\$15	\$12	\$20
4	GARDEN	\$35	\$31	\$0	\$55	\$37	\$38	\$14	\$12	\$88	\$19	\$19	\$12	\$20
4	TOWNHOUSE	\$35	\$31	\$0	\$55	\$37	\$38	\$14	\$12	\$88	\$19	\$19	\$12	\$20

Surveyed - June 2007



ADDENDUM B

COMPARABLE PROPERTY PROFILES

APARTMENT PROJECT PROFILE - BAINBRIDGE, GEORGIA

Map Code	2	Total Units	18	Vacancies	0		
Project Name	1651 Mitchell St.						
Address	1651 Mitchell St. Bainbridge, GA 39819						
Phone					Contact Tammi		
Project Type	Market-Rate						
Year Open	1975			Floors	2		
Concessions	No Rent Specials						
Parking	Surface Parking					Quality Rating B	Neighborhood Rating B
Waiting List	NONE					Percent Occupied	100.0%

UNIT CONFIGURATION

BEDROOMS	BATHS	TYPE	SQUARE FEET	UNITS	OCCUP.	VACANT	COLLECTED RENT
2	2	T	788	12	12	0	\$550
3	2	T	922	6	6	0	\$575

Utilities	Landlord pays Water, Sewer, Trash
Unit Amenities	Refrigerator, Range, Disposal, Central AC, Carpet, Washer/Dryer Hook Up, Patio/Deck/Balcony, Ceiling Fan, Blinds
Project Amenities	
Remarks	

Surveyed - June 2007

VWBR

vogtwilliamsbowen
RESEARCH

APARTMENT PROJECT PROFILE - BAINBRIDGE, GEORGIA

Map Code 6 Total Units 18 Vacancies 0	
Project Name Brierwood Apts. II	
Address 923 Palmetto St. Bainbridge, GA 39819	
Phone (229) 246-4940 Contact Debbie	
Project Type Tax Credit & Government-Subsidized	
Year Open 1982 Renovated 2002 Floors 1	
Concessions No Rent Specials	
Parking Surface Parking	Quality Rating B Neighborhood Rating C
Waiting List 8-12 months	Percent Occupied 100.0%

UNIT CONFIGURATION

BEDROOMS	BATHS	TYPE	SQUARE FEET	UNITS	OCCUP.	VACANT	COLLECTED RENT	AMHI
1	1	G	500	18	18	0	\$319 to \$463	60%

Utilities	Landlord pays Water, Sewer, Trash
Unit Amenities	Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Washer/Dryer Hook Up, Blinds
Project Amenities	On-site Management, Laundry Facility
Remarks	Government-subsidized, RD 515; Tax Credit @ 60% AMHI; 100% senior (62+); Accepts RA (8 units)

Surveyed - June 2007



APARTMENT PROJECT PROFILE - BAINBRIDGE, GEORGIA

Map Code	9	Total Units	28	Vacancies	0		
Project Name	Courtes de Emerald						
Address	1500 S. Washington St. Bainbridge, GA 39819						
Phone	(229) 246-0005	Contact	Kathy				
Project Type	Market-Rate & Tax Credit						
Year Open	2005	Floors	1,2				
Concessions	No Rent Specials						
Parking	Surface Parking					Quality Rating A	Neighborhood Rating B
Waiting List	6-12 months					Percent Occupied	100.0%

UNIT CONFIGURATION

BEDROOMS	BATHS	TYPE	SQUARE FEET	UNITS	OCCUP.	VACANT	COLLECTED RENT	AMHI
1	1	G	730	1	1	0	\$300	
1	1	G	730	1	1	0	\$180	30%
2	2	G	915	2	2	0	\$440	
2	2	G	915	1	1	0	\$425	60%
2	2	G	915	8	8	0	\$415	50%
2	2	G	915	1	1	0	\$207	30%
3	2	G	1084	2	2	0	\$525	
3	2	G	1084	1	1	0	\$515	60%
3	2	G	1084	8	8	0	\$474	50%
3	2	G	1084	1	1	0	\$232	30%
4	2	G	1234	1	1	0	\$508	50%
4	2	G	1234	1	1	0	\$560	

Utilities	Landlord pays Water, Sewer, Trash
Unit Amenities	Refrigerator, Range, Disposal, Microwave, Central AC, Carpet, Washer/Dryer Hook Up, Ceiling Fan, Blinds
Project Amenities	On-site Management, Laundry Facility, Club House, Fitness Center, Playground, Picnic Area
Remarks	Tax Credit @ 30%, 50%, & 60% AMHI (22 units); Market-rate (6 units); Wait list: 6-8 months for Tax Credit units & 12 months for market-rate units

Surveyed - June 2007



APARTMENT PROJECT PROFILE - BAINBRIDGE, GEORGIA

Map Code 17 Total Units 38 Vacancies 0	
Project Name Riverdell Apts.	
Address 810 Gordon Ave. Bainbridge, GA 39817	
Phone (229) 246-3587 Contact Robin	
Project Type Tax Credit & Government-Subsidized	
Year Open 1989 Floors 1	
Concessions No Rent Specials	
Parking Surface Parking	Quality Rating C+ Neighborhood Rating B
Waiting List 6-12 months	Percent Occupied 100.0%

UNIT CONFIGURATION

BEDROOMS	BATHS	TYPE	SQUARE FEET	UNITS	OCCUP.	VACANT	COLLECTED RENT	AMHI
1	1	G	475	34	34	0	\$335 to \$405	60%
2	1	G	685	4	4	0	\$345 to \$470	60%

Utilities	Landlord pays Water, Sewer, Trash
Unit Amenities	Refrigerator, Range, Central AC, Carpet, Washer/Dryer Hook Up, Patio/Deck/Balcony, Blinds
Project Amenities	On-site Management, Laundry Facility
Remarks	Government-subsidized, RD 515; Tax Credit @ 60% AMHI; Accepts RA (38 units)

Surveyed - June 2007



APARTMENT PROJECT PROFILE - BAINBRIDGE, GEORGIA

Map Code 20 Total Units 56 Vacancies 0	
Project Name Selman Place	
Address 509 Gordon St. Bainbridge, GA 39817	
Phone (229) 243-8579 Contact Shirley	
Project Type Market-Rate, Tax Credit & Government-Subsidized	
Year Open 2003 Floors 2	
Concessions No Rent Specials	
Parking Surface Parking	Quality Rating A Neighborhood Rating B
Waiting List 6-12 months	Percent Occupied 100.0%

UNIT CONFIGURATION

BEDROOMS	BATHS	TYPE	SQUARE FEET	UNITS	OCCUP.	VACANT	COLLECTED RENT	AMHI
1	1	G	752	11	11	0	\$315 to \$389	60%
1	1	G	752	11	11	0	\$315 to \$389	50%
1	1	G	752	6	6	0	\$370	
2	1	G	870	6	6	0	\$390	
2	1	G	870	11	11	0	\$365 to \$395	60%
2	1	G	870	11	11	0	\$365 to \$395	50%

Utilities	Landlord pays Water, Sewer, Trash
Unit Amenities	Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Washer/Dryer Hook Up, Patio/Deck/Balcony, Blinds
Project Amenities	On-site Management, Laundry Facility, Putting Green
Remarks	Government-subsidized, RD 515 & Tax Credit @ 50% & 60% AMHI (44 units); Market-rate (12 units); 100% senior (62+); Accepts RA (44 units); Sq. ft. estimated

Surveyed - June 2007



APARTMENT PROJECT PROFILE - BAINBRIDGE, GEORGIA

Map Code 26 Total Units 1 Vacancies 0	
Project Name 109 Thomas St.	
Address 109 Thomas St. Bainbridge, GA 39817	
Phone (229) 246-7193 Contact Karen	
Project Type Market-Rate	
Year Open 1974 Floors 1	
Concessions No Rent Specials	Quality Rating C Neighborhood Rating C
Parking Surface Parking	Percent Occupied 100.0%
Waiting List NONE	

UNIT CONFIGURATION

BEDROOMS	BATHS	TYPE	SQUARE FEET	UNITS	OCCUP.	VACANT	COLLECTED RENT
4	2	G	1490	1	1	0	\$600

Utilities	Landlord pays Water, Sewer, Trash
Unit Amenities	Refrigerator, Range, Dishwasher, Central AC
Project Amenities	
Remarks	Single-family home

Surveyed - June 2007



APARTMENT PROJECT PROFILE - BAINBRIDGE, GEORGIA

Map Code 27 Total Units 3 Vacancies 0	
Project Name 1642 Mitchell St.	
Address 1642 Mitchell St. Bainbridge, GA 39819	
Phone (229) 246-7193 Contact Karen	
Project Type Market-Rate	
Year Open 1980 Floors 2	
Concessions No Rent Specials	
Parking Surface Parking	Quality Rating B- Neighborhood Rating B
Waiting List NONE	Percent Occupied 100.0%

UNIT CONFIGURATION

BEDROOMS	BATHS	TYPE	SQUARE FEET	UNITS	OCCUP.	VACANT	COLLECTED RENT
3	2	G	950 to 1100	3	3	0	\$575 to \$600

Utilities	Landlord pays Water, Sewer, Trash
Unit Amenities	Refrigerator, Range, Dishwasher, Central AC, Carpet, Washer/Dryer Hook Up, Blinds
Project Amenities	
Remarks	Single-family homes

Surveyed - June 2007



APARTMENT PROJECT PROFILE - BAINBRIDGE, GEORGIA

Map Code 28 Total Units 1 Vacancies 0	
Project Name 639 Randolph Ct.	
Address 639 Randolph Ct. Bainbridge, GA 39819	
Phone (229) 246-7193 Contact Karen	
Project Type Market-Rate	
Year Open 1988 Renovated 2005 Floors 1	
Concessions No Rent Specials	
Parking Surface Parking, Carports	Quality Rating B Neighborhood Rating B
Waiting List NONE	Percent Occupied 100.0%

UNIT CONFIGURATION

BEDROOMS	BATHS	TYPE	SQUARE FEET	UNITS	OCCUP.	VACANT	COLLECTED RENT
3	1	G	1210	1	1	0	\$600

Utilities	Landlord pays Water, Sewer, Trash
Unit Amenities	Refrigerator, Range, Dishwasher, Disposal, Central AC, Carpet, Washer/Dryer Hook Up, Blinds
Project Amenities	
Remarks	Single-family home

Surveyed - June 2007



APARTMENT PROJECT PROFILE - BAINBRIDGE, GEORGIA

Map Code 29 Total Units 1 Vacancies 0	
Project Name 1057 Cumberland Ct.	
Address 1057 Cumberland Ct. Bainbridge, GA 39817	
Phone (229) 243-8478 Contact No name given	
Project Type Market-Rate	
Year Open 1980 Floors 1	
Concessions No Rent Specials	Quality Rating B Neighborhood Rating B
Parking Detached Garages	Percent Occupied 100.0%
Waiting List NONE	

UNIT CONFIGURATION

BEDROOMS	BATHS	TYPE	SQUARE FEET	UNITS	OCCUP.	VACANT	COLLECTED RENT
4	2	G	1460	1	1	0	\$650

Utilities	Landlord pays Water, Sewer, Trash
Unit Amenities	Refrigerator, Range, Disposal, Central AC, Carpet, Washer/Dryer Hook Up, Patio/Deck/Balcony, Blinds
Project Amenities	
Remarks	Single-family home; Year built estimated

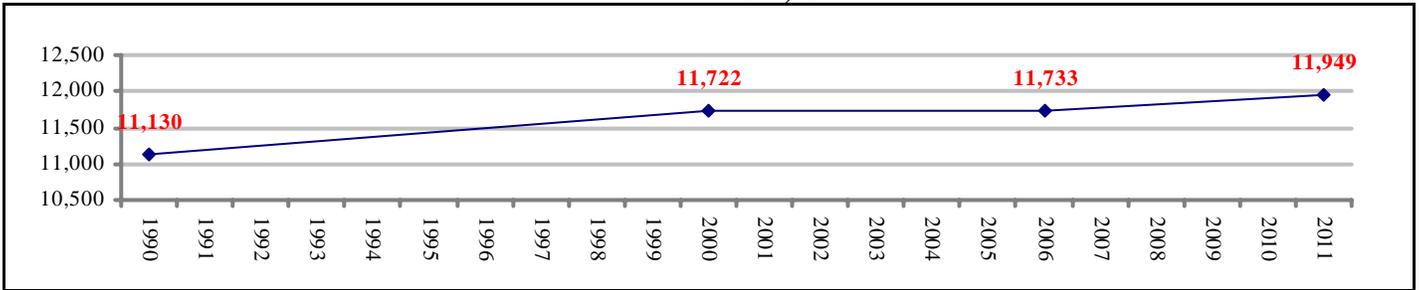
Surveyed - June 2007

VWB
v o g t w i l l i a m s b o w e n
RESEARCH

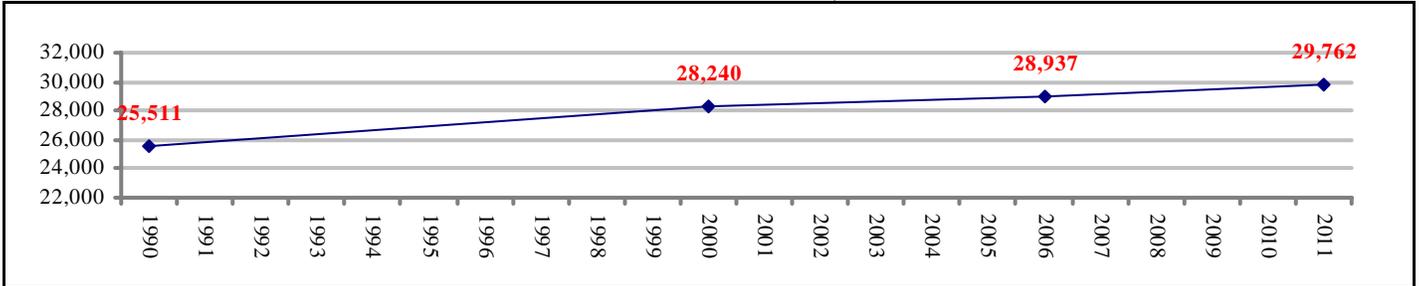
ADDENDUM C. AREA DEMOGRAPHICS

POPULATION - 1990, 2000(CENSUS), 2006(ESTIMATE), 2011(PROJECTION)

BAINBRIDGE, GA



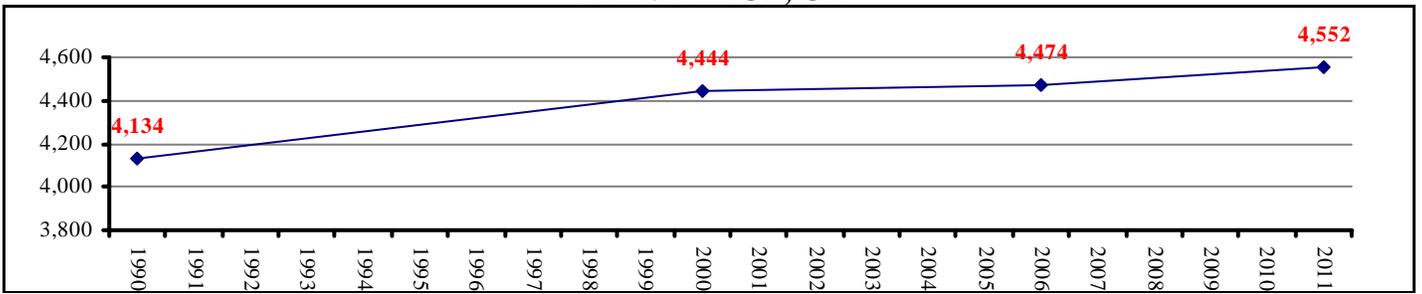
DECATUR COUNTY, GA



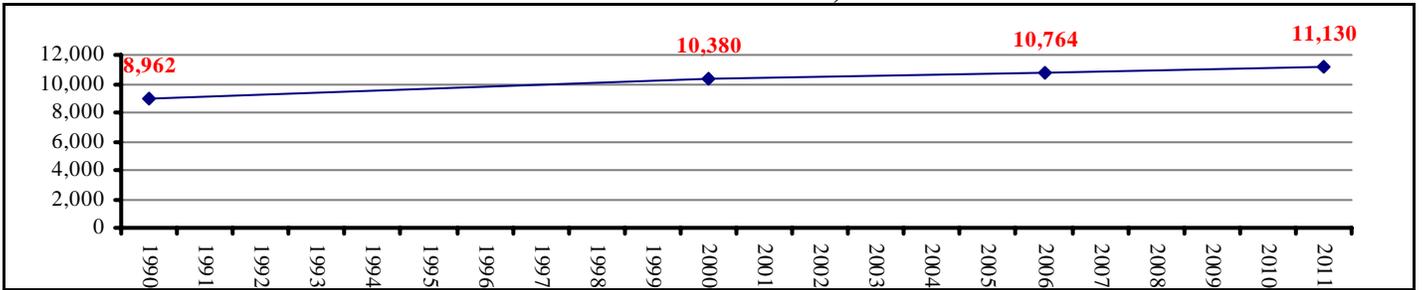
YEAR	BAINBRIDGE, GA	DECATUR COUNTY, GA
1990 CENSUS	11,130	25,511
2000 CENSUS	11,722	28,240
% CHANGE 1990 - 2000	5.3%	10.7%
AVG. ANNUAL CHANGE	59	273
2006 ESTIMATE	11,733	28,937
2011 PROJECTION	11,949	29,762
% CHANGE 2000 - 2011	1.9%	5.4%
AVG. ANNUAL CHANGE	21	138

HOUSEHOLDS - 1990, 2000(CENSUS), 2006(ESTIMATE), 2011(PROJECTION)

BAINBRIDGE, GA



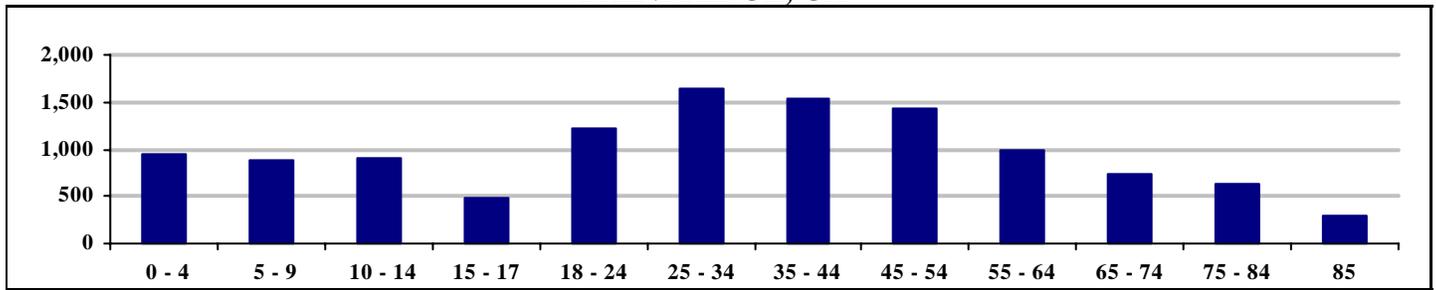
DECATUR COUNTY, GA



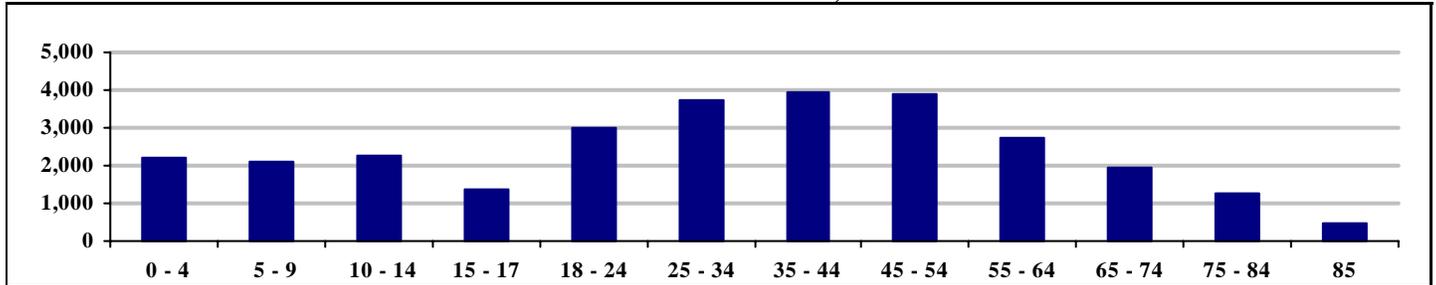
YEAR	BAINBRIDGE, GA	DECATUR COUNTY, GA
1990 CENSUS	4,134	8,962
2000 CENSUS	4,444	10,380
% CHANGE 1990 - 2000	7.5%	15.8%
AVG. ANNUAL CHANGE	31	142
2006 ESTIMATE	4,474	10,764
2011 PROJECTION	4,552	11,130
% CHANGE 2000 - 2011	2.4%	7.2%
AVG. ANNUAL CHANGE	10	68

POPULATION BY AGE GROUP - 2000 CENSUS

BAINBRIDGE, GA



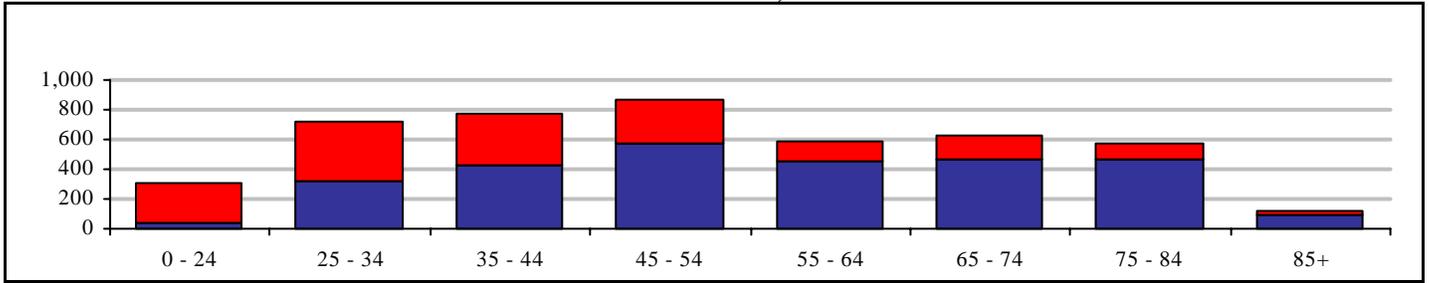
DECATUR COUNTY, GA



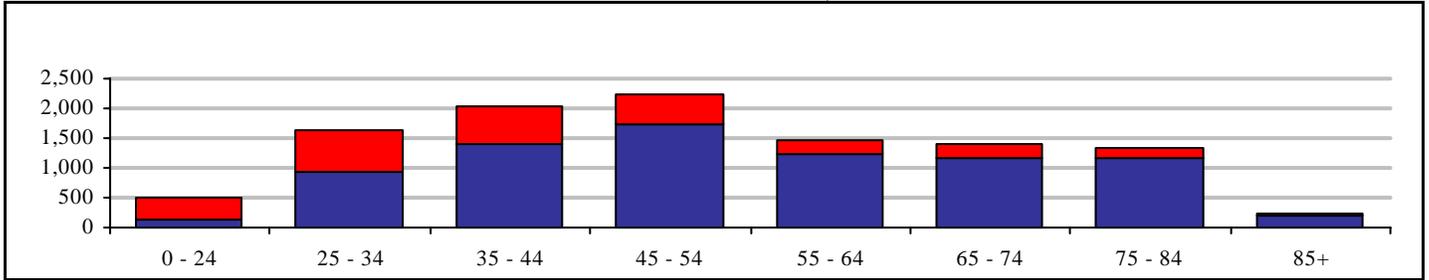
AGE GROUP	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
0 - 4	950	8.1%	2,199	7.6%
5 - 9	881	7.5%	2,112	7.3%
10 - 14	909	7.7%	2,261	7.8%
15 - 17	474	4.0%	1,366	4.7%
18 - 24	1,224	10.4%	3,007	10.4%
25 - 34	1,650	14.1%	3,762	13.0%
35 - 44	1,532	13.1%	3,945	13.6%
45 - 54	1,430	12.2%	3,891	13.4%
55 - 64	994	8.5%	2,731	9.4%
65 - 74	746	6.4%	1,931	6.7%
75 - 84	638	5.4%	1,248	4.3%
85 +	305	2.6%	484	1.7%
TOTAL	11,733	100 %	28,937	100 %

OWNER- AND RENTER-OCCUPIED HOUSING BY AGE OF HEAD OF HOUSEHOLD - 2000

BAINBRIDGE, GA



DECATUR COUNTY, GA



■ RENTER-OCCUPIED HOUSEHOLDS
■ OWNER-OCCUPIED HOUSEHOLDS



RENTER-OCCUPIED HOUSEHOLDS

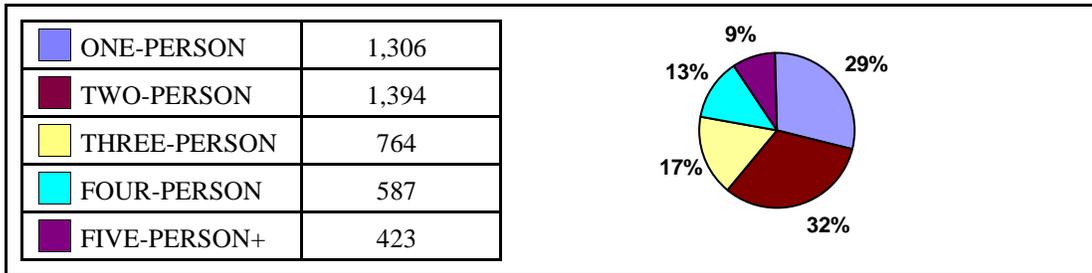
AGE GROUP	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
< 25	264	15.3%	358	12.5%
25 - 34	401	23.2%	702	24.6%
35 - 44	340	19.7%	649	22.7%
45 - 54	303	17.6%	488	17.1%
55 - 64	130	7.5%	223	7.8%
65 - 74	161	9.3%	233	8.2%
75 - 84	110	6.4%	182	6.4%
85 +	16	0.9%	20	0.7%
TOTAL	1,725	100 %	2,855	100 %

OWNER-OCCUPIED HOUSEHOLDS

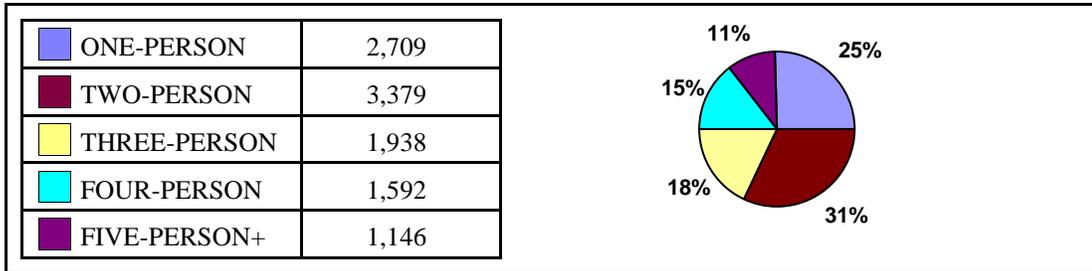
AGE GROUP	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
< 25	38	1.3%	135	1.7%
25 - 34	315	11.1%	934	11.7%
35 - 44	430	15.1%	1,386	17.4%
45 - 54	570	20.0%	1,742	21.8%
55 - 64	455	16.0%	1,248	15.6%
65 - 74	468	16.5%	1,164	14.6%
75 - 84	468	16.5%	1,164	14.6%
85 +	100	3.5%	204	2.6%
TOTAL	2,844	100 %	7,977	100 %

HOUSEHOLD SIZE - 2000 CENSUS

BAINBRIDGE, GA



DECATUR COUNTY, GA



HOUSEHOLD COMPOSITION - 2000 CENSUS

HOUSEHOLD TYPE	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
MARRIED COUPLE W/ CHILDREN	760	17.0%	2,382	22.0%
LONE MALE PARENT W/ CHILDREN	96	2.1%	244	2.3%
LONE FEMALE PARENT W/ CHILDREN	656	14.7%	1,182	10.9%
MARRIED COUPLE NO CHILDREN	1,032	23.1%	2,920	27.0%
LONE MALE PARENT NO CHILDREN	78	1.7%	202	1.9%
LONE FEMALE PARENT NO CHILDREN	408	9.1%	892	8.2%
NON-FAMILY MALE HEAD W/ CHILDREN	71	1.6%	202	1.9%
NON-FAMILY FEMALE HEAD W/ CHILDREN	67	1.5%	96	0.9%
LONE MALE HOUSEHOLDER	467	10.4%	1,090	10.1%
LONE FEMALE HOUSEHOLDER	839	18.8%	1,619	15.0%
TOTAL	4,474	100 %	10,829	100 %

POPULATION BY HOUSEHOLD COMPOSITION - 2000 CENSUS

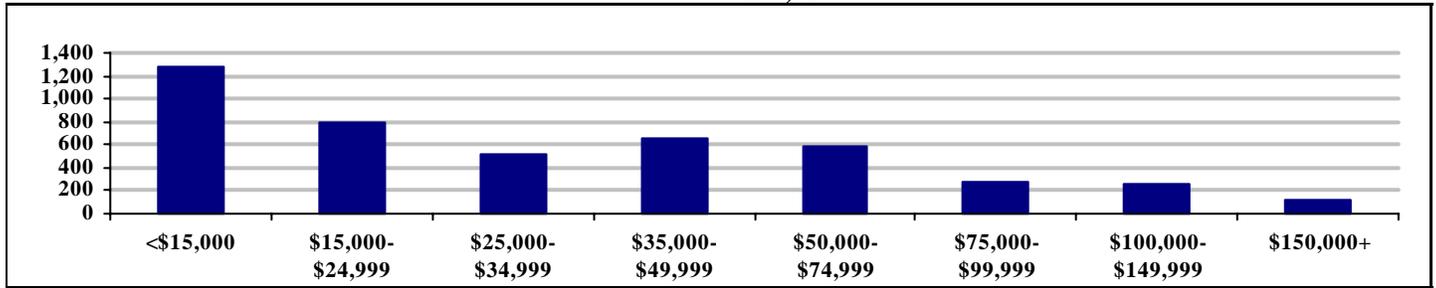
POPULATION	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
IN FAMILY HOUSEHOLDS	9,516	81.4%	24,423	86.5%
IN NON-FAMILY HOUSEHOLDS	1,639	14.0%	3,116	11.0%
IN GROUP QUARTERS	539	4.6%	701	2.5%
TOTAL	11,694	100 %	28,240	100 %

POPULATION BY SINGLE RACE - 2000 CENSUS

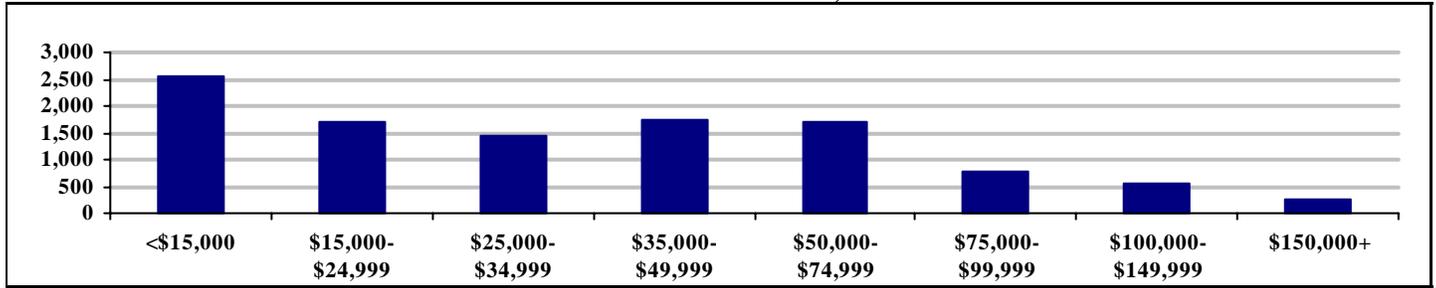
RACE	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
WHITE ALONE	5,452	47.5%	15,800	57.8%
BLACK OR AFRICAN AMERICAN	5,887	51.2%	11,227	41.1%
AMERICAN INDIAN/ ALASKA NATIVE	12	0.1%	59	0.2%
ASIAN ALONE	69	0.6%	86	0.3%
HAWAIIAN/PACIFIC ISLANDER	1	0.0%	4	0.0%
SOME OTHER RACE ALONE	3	0.0%	3	0.0%
TWO OR MORE RACES	64	0.6%	156	0.6%
TOTAL	11,488	100 %	27,335	100 %

HOUSEHOLDS BY INCOME RANGE - 2000 CENSUS

BAINBRIDGE, GA



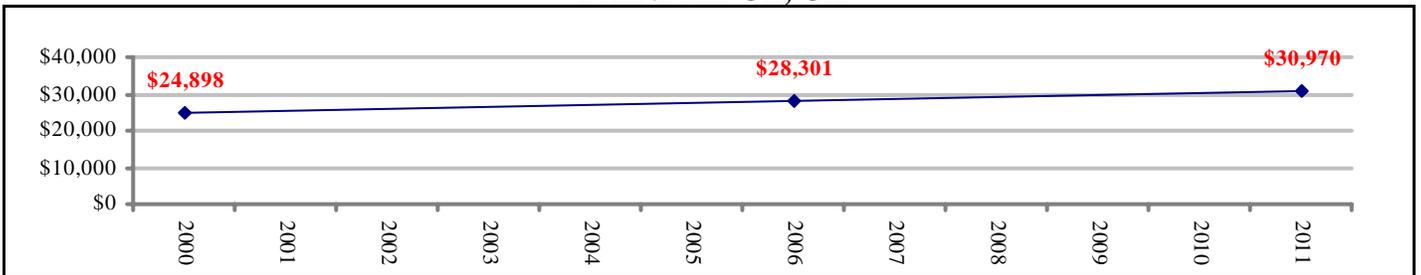
DECATUR COUNTY, GA



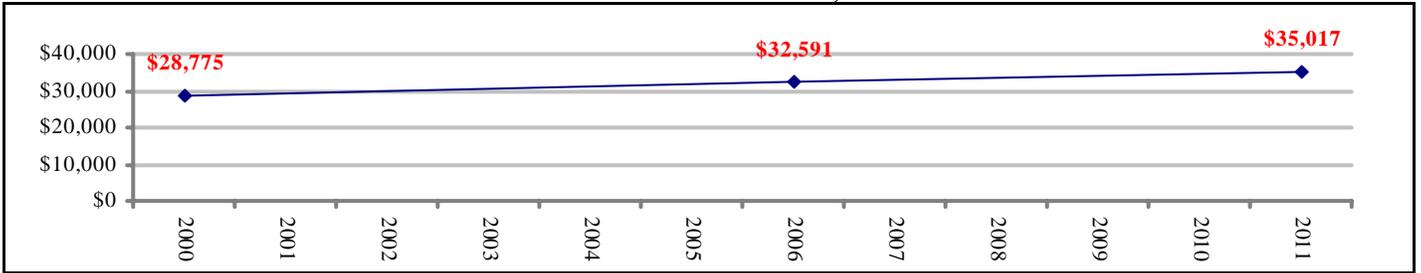
ANNUAL HOUSEHOLD INCOME	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
< \$15,000	1,276	28.5%	2,554	23.7%
\$15,000 - \$24,999	792	17.7%	1,722	16.0%
\$25,000 - \$34,999	512	11.4%	1,457	13.5%
\$35,000 - \$49,999	653	14.6%	1,737	16.1%
\$50,000 - \$74,999	583	13.0%	1,692	15.7%
\$75,000 - \$99,999	268	6.0%	789	7.3%
\$100,000 - \$150,000	261	5.8%	561	5.2%
\$150,000 +	129	2.9%	252	2.3%
TOTAL	4,474	100 %	10,764	100 %

MEDIAN HOUSEHOLD INCOME - 1990, 2000(CENSUS), 2006(ESTIMATE), 2011(PROJECTION)

BAINBRIDGE, GA



DECATUR COUNTY, GA



	BAINBRIDGE, GA	DECATUR COUNTY, GA
2000 CENSUS	\$24,898	\$28,775
2006 ESTIMATE	\$28,301	\$32,591
% CHANGE 2000 - 2006	13.7%	13.3%
2011 PROJECTION	\$30,970	\$35,017
% CHANGE 2000 - 2011	9.4%	7.4%

AGE OF HEAD OF HOUSEHOLD BY ANNUAL HOUSEHOLD INCOME - 2000 CENSUS

BAINBRIDGE, GA

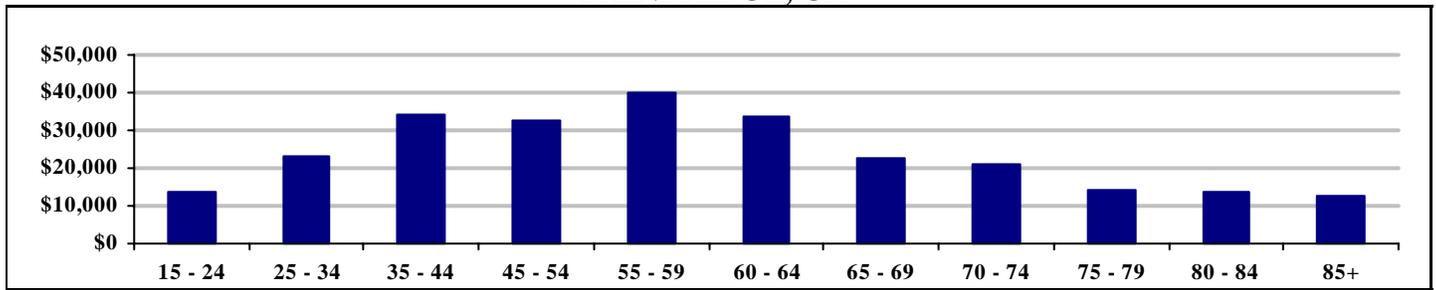
HOUSEHOLD INCOME	AGE OF HOUSEHOLDER						
	UNDER 25	25 - 34	35 - 44	45 - 54	55 - 64	66 - 74	75 +
< \$9,999	120	164	119	153	54	122	161
\$10,000 - \$14,999	60	85	58	68	85	97	120
\$15,000 - \$24,999	48	148	124	106	85	149	128
\$25,000 - \$34,999	52	80	132	151	53	74	13
\$35,000 - \$49,999	24	121	102	122	78	113	25
\$50,000 - \$74,999	22	102	195	153	57	54	17
\$75,000 - \$99,999	6	19	56	43	65	10	0
\$100,000 - \$149,999	0	19	43	62	60	14	7
\$150,000 +	0	0	19	0	37	11	27
TOTAL	332	738	848	858	574	644	498

DECATUR COUNTY, GA

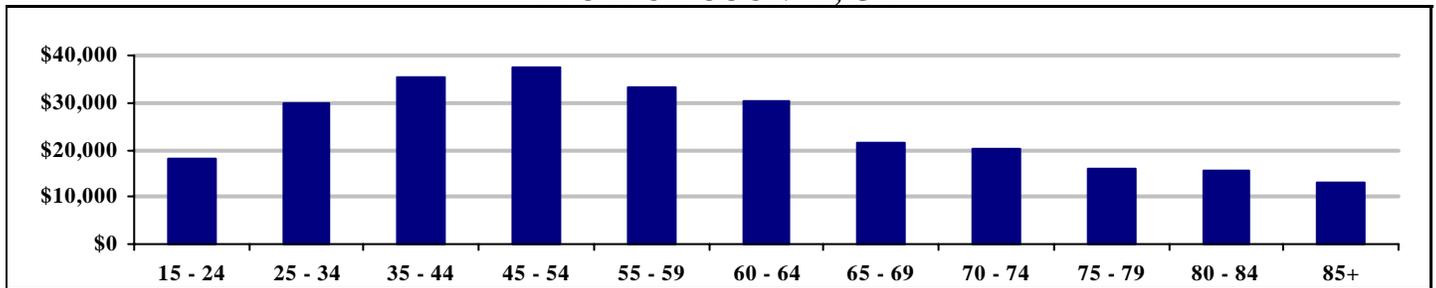
HOUSEHOLD INCOME	AGE OF HOUSEHOLDER						
	UNDER 25	25 - 34	35 - 44	45 - 54	55 - 64	66 - 74	75 +
< \$9,999	151	225	262	277	168	276	329
\$10,000 - \$14,999	82	149	194	131	179	239	200
\$15,000 - \$24,999	109	307	316	227	244	354	234
\$25,000 - \$34,999	98	280	347	347	183	170	89
\$35,000 - \$49,999	50	332	338	385	215	168	103
\$50,000 - \$74,999	57	259	506	414	193	125	36
\$75,000 - \$99,999	6	43	157	139	133	36	17
\$100,000 - \$149,999	0	27	75	123	73	39	24
\$150,000 +	0	0	44	53	48	17	27
TOTAL	553	1,622	2,239	2,096	1,436	1,424	1,059

MEDIAN HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD - 2000 CENSUS

BAINBRIDGE, GA



DECATUR COUNTY, GA



AGE OF HEAD OF HOUSEHOLD	BAINBRIDGE, GA	DECATUR COUNTY, GA
15 - 24	\$13,833	\$17,979
25 - 34	\$23,108	\$30,098
35 - 44	\$34,151	\$35,375
45 - 54	\$32,710	\$37,578
55 - 59	\$40,000	\$33,333
60 - 64	\$33,947	\$30,233
65 - 69	\$22,424	\$21,401
70 - 74	\$21,184	\$20,332
75 - 79	\$14,279	\$16,143
80 - 84	\$13,750	\$15,550
85 +	\$12,578	\$13,056
MEDIAN HOUSEHOLD INCOME	\$24,898	\$28,775

EMPLOYMENT BY SIC CATEGORY (LARGEST 10 SIC CODES) - 2000 CENSUS

INDUSTRY	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
AGRICULTURE / NATURAL RESOURCES	75	0.8%	52	4.5%
NATURAL RESOURCE EXTRACTION	47	0.5%	3	0.3%
CONSTRUCTION	295	3.0%	69	6.0%
MANUFACTURING	1,087	11.0%	56	4.8%
TRANSPORTATION, UTILITIES	830	8.4%	48	4.1%
WHOLESALE TRADE	277	2.8%	49	4.2%
RETAIL TRADE	2,268	22.9%	261	22.6%
FINANCE, INSURANCE, REAL ESTATE	537	5.4%	95	8.2%
SERVICES	3,569	36.1%	450	38.9%
GOVERNMENT	834	8.4%	66	5.7%
NON-CLASSIFIABLE	78	0.8%	8	0.7%
TOTAL	9,897	100 %	1,157	100 %

RENTER-OCCUPIED HOUSEHOLDS BY YEAR STRUCTURE BUILT - 2000 CENSUS

YEAR BUILT	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
1999 TO MARCH 2000	6	0.3%	22	0.8%
1995 TO 1998	138	8.0%	219	7.7%
1990 TO 1994	102	5.9%	127	4.4%
1980 TO 1989	344	19.9%	686	24.0%
1970 TO 1979	394	22.8%	662	23.2%
1960 TO 1969	209	12.1%	386	13.5%
1940 TO 1959	410	23.8%	578	20.2%
1939 AND EARLIER	122	7.1%	175	6.1%
TOTAL	1,725	100 %	2,855	100 %

OWNER-OCCUPIED HOUSEHOLDS BY YEAR STRUCTURE BUILT - 2000 CENSUS

YEAR BUILT	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
1999 TO MARCH 2000	38	1.4%	227	3.0%
1995 TO 1998	193	7.2%	1,004	13.3%
1990 TO 1994	219	8.2%	773	10.3%
1980 TO 1989	452	16.9%	1,591	21.1%
1970 TO 1979	497	18.6%	1,641	21.8%
1960 TO 1969	255	9.6%	680	9.0%
1940 TO 1959	713	26.7%	1,073	14.3%
1939 AND EARLIER	301	11.3%	536	7.1%
TOTAL	2,668	100 %	7,525	100 %

UNITS IN STRUCTURE - 2000 CENSUS

UNITS	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
1-UNIT, DETACHED	3,725	75.5%	7,723	65.1%
1-UNIT, ATTACHED	0	0.0%	0	0.0%
2 TO 4 UNITS	648	13.1%	786	6.6%
5 TO 19 UNITS	219	4.4%	303	2.6%
20 UNITS OR MORE	146	3.0%	152	1.3%
MOBILE HOME	199	4.0%	2,853	24.1%
BOAT, RV, VAN, ETC	0	0.0%	44	0.4%
TOTAL	4,937	100 %	11,861	100 %

GROSS RENT PAID - 2000 CENSUS

GROSS RENT	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
LESS THAN \$300	560	32.7%	737	26.5%
\$300 - \$499	659	38.4%	1,133	40.8%
\$500 - \$749	345	20.1%	494	17.8%
\$750 - \$999	36	2.1%	68	2.4%
\$1,000 - \$1,499	16	0.9%	39	1.4%
\$1,500 - \$1,999	6	0.3%	6	0.2%
\$2,000 OR MORE	0	0.0%	0	0.0%
NO CASH RENT	93	5.4%	299	10.8%
TOTAL	1,715	100 %	2,776	100 %
MEDIAN GROSS RENT	\$366		\$384	

YEAR MOVED INTO RENTER-OCCUPIED HOUSEHOLDS - 2000 CENSUS

YEAR	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
1999 TO MARCH 2000	687	39.8%	1,131	39.6%
1995 TO 1998	598	34.7%	1,003	35.1%
1990 TO 1994	250	14.5%	342	12.0%
1980 TO 1989	121	7.0%	189	6.6%
1970 TO 1979	7	0.4%	53	1.9%
1969 OR EARLIER	62	3.6%	137	4.8%
TOTAL	1,725	100 %	2,855	100 %

YEAR MOVED INTO OWNER-OCCUPIED HOUSEHOLDS - 2000 CENSUS

YEAR	BAINBRIDGE, GA		DECATUR COUNTY, GA	
	NUM	%	NUM	%
1999 TO MARCH 2000	243	9.1%	735	9.8%
1995 TO 1998	466	17.5%	1,680	22.3%
1990 TO 1994	457	17.1%	1,287	17.1%
1980 TO 1989	590	22.1%	1,511	20.1%
1970 TO 1979	339	12.7%	1,201	16.0%
1969 OR EARLIER	573	21.5%	1,111	14.8%
TOTAL	2,668	100 %	7,525	100 %

HOUSING UNITS BUILDING PERMITS

BAINBRIDGE, GA			
YEAR	UNITS IN SINGLE-FAMILY STRUCTURES	UNITS IN ALL MULTI-FAMILY STRUCTURES	TOTAL
2002	38	95	133
2003	52	2	54
2004	203	0	203
2005	227	0	227
2006	66	0	66
TOTAL	586	97	683

DECATUR COUNTY, GA			
YEAR	UNITS IN SINGLE-FAMILY STRUCTURES	UNITS IN ALL MULTI-FAMILY STRUCTURES	TOTAL
2002	78	95	173
2003	99	2	101
2004	243	4	247
2005	294	26	320
2006	126	6	132
TOTAL	840	133	973

ADDENDUM D – MARKET ANALYST CERTIFICATION CHECKLIST

I understand that by initializing (or checking) the following items, I am stating those items are included and/or addressed in the report. If an item is not checked a full explanation is included in the report.

The report was written according to GDCA's market study requirements, that the information included is accurate and that the report can be relied upon by GDCA as a true assessment of the low-income housing rental market.

I also certify that a member of VWB Research or I have inspected the property as well as all rent comparables.

Signed: Andrew W. Mayak

Date: June 28, 2007

A. Executive Summary

1	Market demand for subject property given the economic conditions of the area	Page	A-3
2	Projected Stabilized Occupancy Level and Timeframe	Page	A-3
3	Appropriateness of unit mix, rent and unit sizes	Page	A-2
4	Appropriateness of interior and exterior amenities including appliances	Page	A-2
5	Location and distance of subject property in relationship to local amenities	Page	A-2
6	Discussion of capture rates in relationship to subject	Page	A-4
7	Conclusion regarding the strength of the market for subject	Page	A-5

B. Project Description

1	Project address, legal description and location	Page	B-1
2	Number of units by unit type	Page	B-1
3	Unit size, # of bedrooms and structure type (i.e. townhouse, garden apartment, etc)	Page	B-1
4	Rents and Utility Allowance*	Page	B-1
5	Existing or proposed project based rental assistance	Page	B-2
6	Proposed development amenities (i.e. washer/dryer hookups, dishwasher etc.)	Page	B-2
7	For rehab proposals, current occupancy levels, rents, and tenant incomes (if available), as well as detailed information as to renovation of property	Page	N/A
8	Projected placed in service date	Page	B-2
9	Construction type: New Construction/Rehab/Adaptive Reuse, etc.	Page	B-2
10	Occupancy Type: Family, Elderly, Housing for Older Persons, Special Needs, etc.	Page	B-2
11	Special Population Target (if applicable)	Page	N/A

** For the Atlanta MSA, for 60% income, rents are based on 54% rents*

**Gross Rents are to be used for calculation of income bands*

C. Site Evaluation

1	Date of Inspection of Subject Property by Market Analyst	Page	C-1
2	Physical features of Subject Property and Adjacent Uses	Page	C-1
3	Subject Photographs (front, rear, and side elevations as well as street scenes)	Page	C-5
4	Map identifying location of subject as well as closest shopping centers, schools, medical facilities and other amenities relative to subject	Page	C-16
5	Developments in vicinity to subject and proximity in miles (Identify developments surrounding subject on all sides) - zoning of subject and surrounding uses	Page	C-2
6	Map identifying existing low-income housing within the Primary Market Area and proximity in miles to subject	Page	C-18
7	Road or infrastructure improvements planned or under construction in the PMA	Page	C-19
8	Comment on access, ingress/egress and visibility of subject	Page	C-1
9	Any visible environmental or other concerns	Page	C-19
10	Overall conclusions of site and their marketability	Page	C-19

D. Market Area

1	Map identifying Subject's Location within PMA	Page	D-2
2	Map identifying Subject's Location within SMA, if applicable	Page	N/A

E. Community Demographic Data

Data on Population and Households at Five Years Prior to Market Entry, and Projected Five Years Post-Market Entry, (2004, 2005 and 2010) *	Page	E-1
--	------	-----

** If using sources other than U.S. Census (I.e., Claritas or other reputable source of data), please include in Addenda*

1. Population Trends

a.	Total Population	Page	E-1
b.	Population by Age Group	Page	E-1
c.	Number of elderly and non-elderly (for elderly projects)	Page	N/A
d.	If a special needs is proposed, additional information for this segment	Page	N/A

2. Household Trends

a.	Total number of households and average household size	Page	E-2
b.	Households by tenure (# of owner and renter households) Elderly by tenure, if applicable	Page	E-2
c.	Households by Income (Elderly, if applicable, should be allocated separately)	Page	E-3
d.	Renter households by # of persons in the household	Page	E-4

3. Employment Trend

a.	Employment by industry— #s & % (i.e. manufacturing: 150,000 (20%))	Page	E-5
b.	Major employers, product or service, total employees, anticipated expansions, contractions in work forces, as well as newly planned employers and impact on employment in the PMA	Page	E-6
c.	Unemployment trends for the PMA and, where possible, the county total workforce for unemployment trends for the last two to four years.	Page	E-7
d.	Map of the site and location of major employment concentrations.	Page	E-9
e.	Overall conclusions	Page	E-8

F. Project Specific Demand Analysis

1	Income Restrictions - uses applicable incomes and rents in the development's tax application.	Page	F-1
2	Affordability - Delineation of Income Bands *	Page	F-2
3	Comparison of market rates of competing properties with proposed subject market rent	Page	F-6
4	Comparison of market rates of competing properties with proposed LIHTC rents	Page	F-6
5	Demand Analysis Using Projected Service Date (within 2 years)	Page	F-4
a.	New Households Using Growth Rates from Reputable Source	Page	F-5
b.	Demand from Existing Households (Combination of rent overburdened and substandard)	Page	F-5
c.	Elderly Households Converting to Rentership (applicable only to elderly)	Page	N/A
d.	Elderly Households Relocating to the Market (applicable only to elderly)	Page	N/A
e.	Deduction of Total of "Comparable Units"	Page	F-5
f.	Capture Rates for Each Bedroom Type	Page	F-6
g.	Anticipated Absorption period for the property	Page	F-7
	<i>* Assume 35% of gross income towards total housing expenses for family</i>		
	<i>* Assume 40% of gross income towards total housing expenses for elderly</i>		
	<i>* Assume 35% of gross income for derivation of income band for family</i>		
	<i>* Assume 40% of gross income for derivation of income band for elderly</i>		

G. Supply Analysis

1.	Comparative chart of subject amenities and competing properties	Page	G-5
2.	Supply & analysis of competing developments under construction & pending	Page	G-13
3.	Comparison of competing developments (occupancy, unit mix and rents)	Page	G-3
4.	Rent Comparable Map (showing subject and comparables)	Page	C-18
5.	Assisted Projects in PMA*	Page	G-12
6.	Multi-Family Building Permits issued in PMA in last two years	Page	Addendum C-17

* PHA properties are not considered comparable with LIHTC units

H. Interviews

1. Names, Title, and Telephone # of Individuals Interviewed Page H-1

I. Conclusions and Recommendations

1. Conclusion as to Impact of Subject on PMA Page I-1
2. Recommendation as to Subject's Viability in PMA Page I-1

J. Signed Statement

1. Signed Statement from Analyst Page J-1

K. Qualifications Page K-1

Comparison of Competing Properties

Separate Letter addressing addition of more than one competing property not included in market study Sent Separately

ADDENDUM D – MARKET ANALYST CERTIFICATION CHECKLIST

I understand that by initializing (or checking) the following items, I am stating those items are included and/or addressed in the report. If an item is not checked a full explanation is included in the report.

The report was written according to GDCA’s market study requirements, that the information included is accurate and that the report can be relied upon by GDCA as a true assessment of the low-income housing rental market.

I also certify that a member of VWB Research or I have inspected the property as well as all rent comparables.

Signed: Andrew W. Mayak

Date: June 28, 2007

A. Executive Summary

1	Market demand for subject property given the economic conditions of the area	Page	A-4
2	Projected Stabilized Occupancy Level and Timeframe	Page	A-1
3	Appropriateness of unit mix, rent and unit sizes	Page	A-2
4	Appropriateness of interior and exterior amenities including appliances	Page	A-2
5	Location and distance of subject property in relationship to local amenities	Page	A-3
6	Discussion of capture rates in relationship to subject	Page	A-5
7	Conclusion regarding the strength of the market for subject	Page	A-6

B. Project Description

1	Project address, legal description and location	Page	B-1
2	Number of units by unit type	Page	B-1
3	Unit size, # of bedrooms and structure type (i.e. townhouse, garden apartment, etc)	Page	B-1
4	Rents and Utility Allowance*	Page	B-1
5	Existing or proposed project based rental assistance	Page	B-2
6	Proposed development amenities (i.e. washer/dryer hookups, dishwasher etc.)	Page	B-2
7	For rehab proposals, current occupancy levels, rents, and tenant incomes (if available), as well as detailed information as to renovation of property	Page	N/A
8	Projected placed in service date	Page	B-2
9	Construction type: New Construction/Rehab/Adaptive Reuse, etc.	Page	B-2
10	Occupancy Type: Family, Elderly, Housing for Older Persons, Special Needs, etc.	Page	B-2
11	Special Population Target (if applicable)	Page	N/A

** For the Atlanta MSA, for 60% income, rents are based on 54% rents*

**Gross Rents are to be used for calculation of income bands*

C. Site Evaluation

1	Date of Inspection of Subject Property by Market Analyst	Page	J-1
2	Physical features of Subject Property and Adjacent Uses	Page	C-1
3	Subject Photographs (front, rear, and side elevations as well as street scenes)	Page	C-5
4	Map identifying location of subject as well as closest shopping centers, schools, medical facilities and other amenities relative to subject	Page	C-11
5	Developments in vicinity to subject and proximity in miles (Identify developments surrounding subject on all sides) - zoning of subject and surrounding uses	Page	C-12
6	Map identifying existing low-income housing within the Primary Market Area and proximity in miles to subject	Page	C-13
7	Road or infrastructure improvements planned or under construction in the PMA	Page	C-14
8	Comment on access, ingress/egress and visibility of subject	Page	C-1
9	Any visible environmental or other concerns	Page	C-14
10	Overall conclusions of site and their marketability	Page	C-14

D. Market Area

1	Map identifying Subject's Location within PMA	Page	D-2
2	Map identifying Subject's Location within SMA, if applicable	Page	N/A

E. Community Demographic Data

Data on Population and Households at Five Years Prior to Market Entry, and Projected Five Years Post-Market Entry, (2004, 2005 and 2010) *	Page	E-1
--	------	-----

**** If using sources other than U.S. Census (I.e., Claritas or other reputable source of data), please include in Addenda***

1. Population Trends

a.	Total Population	Page	E-1
b.	Population by Age Group	Page	E-1
c.	Number of elderly and non-elderly (for elderly projects)	Page	N/A
d.	If a special needs is proposed, additional information for this segment	Page	N/A

2. Household Trends

a.	Total number of households and average household size	Page	E-2
b.	Households by tenure (# of owner and renter households) Elderly by tenure, if applicable	Page	E-2
c.	Households by Income (Elderly, if applicable, should be allocated separately)	Page	E-3
d.	Renter households by # of persons in the household	Page	E-4

3. Employment Trend

a.	Employment by industry— #s & % (i.e. manufacturing: 150,000 (20%))	Page	E-5
b.	Major employers, product or service, total employees, anticipated expansions, contractions in work forces, as well as newly planned employers and impact on employment in the PMA	Page	E-7
c.	Unemployment trends for the PMA and, where possible, the county total workforce for unemployment trends for the last two to four years.	Page	E-8
d.	Map of the site and location of major employment concentrations.	Page	E-10
e.	Overall conclusions	Page	E-9

F. Project Specific Demand Analysis

1	Income Restrictions - uses applicable incomes and rents in the development's tax application.	Page	F-1
2	Affordability - Delineation of Income Bands *	Page	F-2
3	Comparison of market rates of competing properties with proposed subject market rent	Page	F-7
4	Comparison of market rates of competing properties with proposed LIHTC rents	Page	F-7
5	Demand Analysis Using Projected Service Date (within 2 years)	Page	F-4
a.	New Households Using Growth Rates from Reputable Source	Page	F-6
b.	Demand from Existing Households (Combination of rent overburdened and substandard)	Page	F-6
c.	Elderly Households Converting to Rentership (applicable only to elderly)	Page	N/A
d.	Elderly Households Relocating to the Market (applicable only to elderly)	Page	N/A
e.	Deduction of Total of "Comparable Units"	Page	F-6
f.	Capture Rates for Each Bedroom Type	Page	F-7
g.	Anticipated Absorption period for the property	Page	F-8

** Assume 35% of gross income towards total housing expenses for family*

** Assume 40% of gross income towards total housing expenses for elderly*

** Assume 35% of gross income for derivation of income band for family*

** Assume 40% of gross income for derivation of income band for elderly*

G. Supply Analysis

1.	Comparative chart of subject amenities and competing properties	Page	G-7
2.	Supply & analysis of competing developments under construction & pending	Page	G-13
3.	Comparison of competing developments (occupancy, unit mix and rents)	Page	G-3
4.	Rent Comparable Map (showing subject and comparables)	Page	C-13
5.	Assisted Projects in PMA*	Page	G-12
6.	Multi-Family Building Permits issued in PMA in last two years	Page	Addendum C-17

* PHA properties are not considered comparable with LIHTC units

H. Interviews

1. Names, Title, and Telephone # of Individuals Interviewed Page H-1

I. Conclusions and Recommendations

1. Conclusion as to Impact of Subject on PMA Page I-1
2. Recommendation as to Subject's Viability in PMA Page I-1

J. Signed Statement

1. Signed Statement from Analyst Page J-1

K. Qualifications Page K-1

Comparison of Competing Properties

Separate Letter addressing addition of more than one competing property not included in market study Sent Separately